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SDMS # 1149822



FUGRO WEST, INC.

PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE

BANK OF AMERICA ASSET NO. BA-10100
LOS NIETOS BUSINESS CENTER
9120-9160 South Norwalk Boulevard and
11925-11933 East Los Nietos Road
Santa Fe Springs, California

April 1996

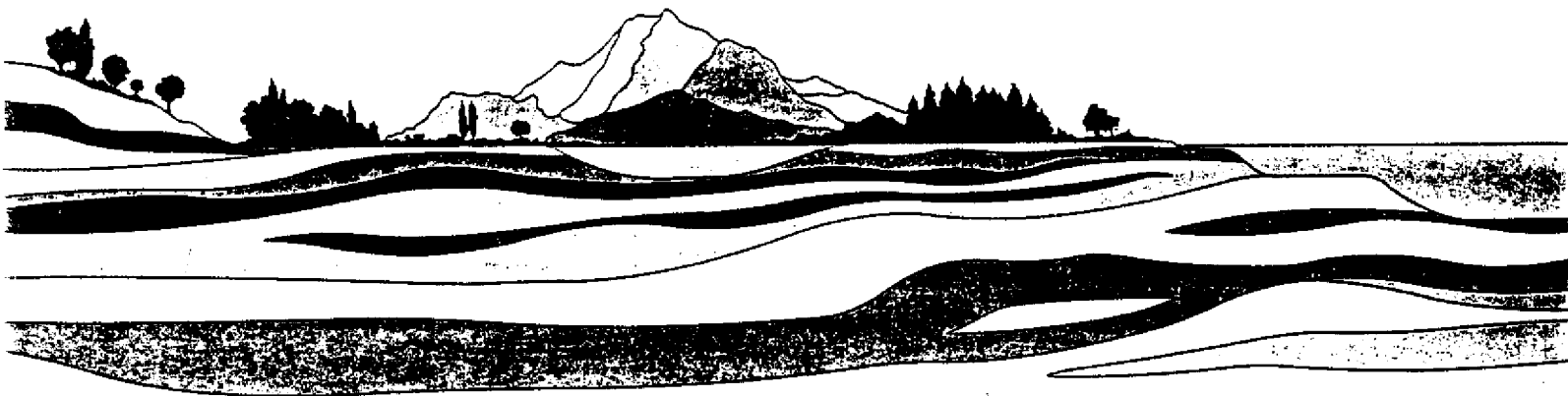
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QUALITY CONTROL BOARD
LOS ANGELES REGION





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9120-9160 South Norwalk Boulevard and
11925-11933 East Los Nietos Road
Santa Fe Springs, California**

April 1996

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April 1996

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EXECUTIVE SUMMARY
BANK OF AMERICA ASSET NO. BA-10100
LOS NIETOS BUSINESS CENTER
9120-9160 South Norwalk Boulevard
11925-11933 East Los Nietos Road
Santa Fe Springs, California

At the request of WHC-One Real Estate Limited Partnership, Fugro West, Inc. (Fugro), performed a Phase I Environmental Site Assessment (ESA) update of the Los Nietos business center located at 9130-9160 South Norwalk Boulevard and 11925-11933 East Los Nietos Road in Santa Fe Springs, California. The purpose of the assessment was to evaluate potential environmental concerns associated with the subject property and to prepare a summary of previous assessment and remediation activities. In addition, a database search of state and federal records was performed by NATEC Environmental Reporting Services, Inc. (NATEC). In addition to the ESA update, the five existing ground water monitoring wells located onsite were resampled and the samples analyzed for a variety of constituents. For the purposes of this update, historical research performed for prior ESAs has not been redone.

The subject property is an irregularly-shaped parcel with four concrete tilt-up industrial office/warehouse structures on approximately 11.7 acres of land situated at the northeast corner of Norwalk Boulevard and Los Nietos Road in Santa Fe Springs, California.

The subject property is serviced by municipal sewer. Water and natural gas are supplied by the San Gabriel Valley Water Company and Southern California Gas, respectively. Southern California Edison (SCE) is the supplier of electricity for the area. Four pad-mounted SCE transformers are present on the subject property. According to a representative of SCE, these particular transformers are likely to be no older than the subject property buildings and as such, are unlikely to contain polychlorinated biphenyls (PCBs). SCE would be responsible for the cleanup of spills or releases from its transformers.

Many of the fluorescent lights on the subject property are inaccessible without a high ladder; however, Fugro was able to view one ballast from the unit addressed as 11929 Los Nietos Road. The ballast was labeled "No PCBs." As a general rule, any ballast not labeled "No PCBs" is presumed to contain them and must be disposed of in accordance with applicable regulations.

A review of the National Wetlands Inventory (NWI) map does not indicate the presence of wetlands associated with the subject property. According to the Flood Insurance Rate Map No. 060158-0001B dated April 15, 1980, the subject property is located within Zone C, an area of minimal flooding.





The aquifer below the subject property has not been designated by the United States Environmental Protection Agency (U.S. EPA) as a "sole source" aquifer. The depth to ground water has been reported to be approximately 40 feet below ground surface. Based on available ground water contour maps, the general direction of ground water flow beneath the subject property is anticipated to vary between south-southwest to south-southeast.

The history of the subject property, as summarized from prior environmental assessment reports provided to Fugro, is as follows: The first development of the subject property reportedly occurred in approximately 1924 when the California Fishing Tool and Machine Company (California Fishing) was founded on a 2.6 acre portion of the subject property. A firm known as the Fluid Packed Pump Company may also have been onsite at this time. Operations on the subject property occupied three large structures reportedly observable in a 1928 aerial photograph. At least five large above-ground tanks were reported as present on the adjacent property to the east until approximately 1946 when all but one were removed. It was not reported how near these tanks were to the present property line. By approximately 1953, the firm or firms present onsite had expanded by an additional 1.1 acres and added at least three smaller buildings, which were reported in an aerial photograph from this year. In 1959, the National Supply Company (National Supply) bought the businesses present and acquired an additional eight acres to expand the operation. In the mid-1960s an aerial photograph depicts at least five large structures, which include two machine shops. Building permits were taken out for still more new structures in the early and mid-1980s. Demolition permits for the National Supply buildings as well as the initial building permits for the present subject property buildings were issued in 1988. The present buildings were completed in late 1988 and early 1989.

Fugro personnel reviewed the subject property and adjacent properties for indications of unusual surface and other suspect conditions. No features suggestive of underground tanks or sumps were observed on the subject property. Previous remediation activities discovered five dry wells near the southwest corner of the subject property, two of which may still exist. Soil sampling performed in the vicinity of these wells in the course of earlier assessments, lead the previous consultant, Applied Geosciences (Applied), to conclude that they did not pose an environmental concern. Six other dry wells were located at the north end of the subject property, in an area of degraded soil. These dry wells were reportedly excavated along with the soil.

None of the tenants whose spaces were viewed are engaged in manufacturing activities, and while hazardous materials are present, the quantities observed for a site this size are relatively low. The most noteworthy accumulations observed were containers of methyl ethyl ketone, isopropanol, and toluene, among other materials, at Air Cruisers Company, hydraulic oil, motor oil, and paint at JSW Plastics Machinery, and various printing and developing fluids at Advance Business Graphics. Small quantities of paint and cleaners were common in other rental units.



Given the age of the subject property buildings, and with the possible exception of roofing materials, it is unlikely that asbestos-containing building materials (ACBM) have been used at the current development on the subject property. Sampling of the roofs or other materials at the subject property for ACBM was not performed as part of this assessment update.

According to the U.S. EPA publication *EPA's Map of Radon Zones, California*, the subject property falls in a county with a predicted average indoor screening level greater than or equal to 2.0 picoCuries per liter (pCi/L) and less than or equal to 4.0 pCi/L of radon. The U.S. EPA has set a threshold limit of 4.0 pCi/L for radon. Buildings presently onsite are of slab-on-grade construction, are industrial in nature and maintain open doors to allow sufficient air movement through the tenant spaces. As such, the buildings are unlikely to contain radon concentrations in excess of the U.S. EPA guidance level. No sampling for radon was performed for this assessment update.

Given the age of the subject property structures, it is unlikely that lead-based paints and drinking water pipes sweated with lead-containing solder are present on the subject site. Fugro makes no recommendations concerning these unsampled materials.

On March 29, 1996, Fugro accessed, purged, and sampled the five onsite ground water monitoring wells. The ground water samples collected were chemically analyzed for total petroleum hydrocarbons (TPH) full fingerprint, volatile organic hydrocarbons (VOCs) and a 17 metals scan. The laboratory analytical results indicated that TPH was not detected in any of the five samples. The metals detected were present at concentrations which can be considered to be naturally occurring background except for well MW-4, which exhibited concentrations of cadmium, chromium, nickel, selenium, and silver in excess of the maximum contaminate level (MCL). A variety of VOC compounds, all related to halogenated solvents, were detected in all five ground water samples. The chemicals present: chloroform, 1,2-dichloroethane, 1,1-dichloroethane, cis-1,2-dichloroethene, trans-1,2-dichloroethene, 1,1-dichloroethene, tetrachloroethene (PCE), 1,1,1-trichloroethane, trichloroethylene (TCE), carbon tetrachloride, and methylene chloride, were present at locations ranging across the subject property and several at concentrations in excess of their established drinking water standard or MCL. The analytical results do not clearly indicate whether or not past operations at the subject property, which included several of the chemicals detected, contributed to the ground water issue.

The subject property has had a history of industrial occupation and hazardous materials use extending back to 1924. During their initial hazard assessment of the site, Applied noted a large number of sumps, pits, clarifiers, tanks, and stained areas. Considerable excavation of contaminated soil was done for the original site remediation. In addition, four underground storage tanks (USTs) were removed from the subject property in 1988. Following removal of additional contaminated soil from the area of one of the USTs, the four UST sites were closed by the Los Angeles County Department of Public Works (LACDPW) in 1990. To Fugro's





knowledge, closure for the remainder of the subject property remediation efforts has never been requested nor granted by the regulatory agencies. Based on the nature of the contaminants detected onsite and in the regional area. Fugro cannot assess whether the onsite areas of contamination were adequately remediated or whether the ground water has been impacted by past onsite operations or strictly other offsite operations. Therefore, there is always the possibility that if a regional ground water contamination issue is identified by the regulatory agencies, the subject property could be identified as a potentially responsible party (PRP) and be drawn into a regional assessment and remediation program. Discussions with the State of California Regional Water Quality Control Board (RWQCB) indicate that this regional issue is of low priority and is not currently being pursued. It is possible that regional cleanup, including subject property participation, could be required at sometime in the future. Several past owners/operators, including the development company, Trammel Crowe, could be identified as onsite PRPs, who might have to share in cleanup costs.

The subject property is located within a large industrial area of the City of Santa Fe Springs. Available information indicates that regional shallow ground water quality has been degraded. Two nearby upgradient water wells have been reported as being contaminated with TCE. The shallow ground water in the subject property area is not used for beneficial purposes. Sampling of the five onsite monitoring wells in 1995 and 1996 has identified the presence of a variety of contaminants, primarily VOCs related to halogenated solvents (including TCE) and metals. However, discussions with RWQCB staff regarding the regional ground water issue have indicated that this issue is of low priority to the RWQCB and is currently not being pursued. It is possible that regional cleanup, including subject property participation, could be required at some time in the future. Subject property participation could include several past owners/operators including the development company Trammel Crowe.

No further action regarding the former onsite USTs was granted in a letter by the LACDPW in February 1990. The other remediation activities conducted at the subject property were, to our knowledge, never reported to the regulatory agencies and, therefore, have never received site closure or NFA status.

Regulatory agency databases and other sources were reviewed to identify nearby properties that may have affected the subject property. The sites identified within the prescribed search radii are described below:

- Four generator sites within a one-quarter-mile radius of the subject property are listed on the U.S. EPA RCRIS listing. Inclusion on the RCRIS list does not, in itself, pose an environmental concern. The only site shown as upgradient is the subject property under its former address. The remaining listed sites are located cross- or downgradient of the subject property. None of the entries have violations



reported. Accordingly, these generator sites are interpreted as unlikely to environmentally impact the subject property.

- Three treatment, storage or disposal (TSD) sites are listed on the RCRIS list as being within a 1-mile radius of the subject property. One of these sites is located cross- to upgradient of the subject property and has had past violations, the nature of which are unclear. Pending additional file review of this site, an impact to the subject property cannot be ruled out.
- Two U.S. EPA CERCLIS sites are located within a 0.5-mile radius of the subject property. One of these sites is downgradient and not likely to pose an environmental concern to the subject property. Although an impact to the subject property from the remaining site, So Da Chem Company, cannot be ruled out with certainty, given the lack of follow-up work on the part of the U.S. EPA, So Da Chem would appear to be a low-priority site. Given its distance of nearly a half-mile, this site is not interpreted to pose a hazard to the subject property.
- Four inactive landfills are depicted on the Los Angeles County Regional Planning Commission's atlas of major waste systems as being present within a 1-mile radius of the subject property. None of these dumps are upgradient, and the nearest, located near Dice Road and Los Nietos Road, was a former CERCLIS site which was subsequently flagged "No Further Action." None of these inactive landfills are interpreted to pose an environmental hazard to the subject property.
- Nine Cal-Sites listings are present within a 1-mile radius of the subject property. Four of these are either upgradient or cross- to upgradient. Pending additional file review, an impact to the subject property from one or more of these Cal-Sites facilities cannot be ruled out.
- Thirteen LUSTIS sites are present within a 0.5-mile radius of the subject property. Eight of these are either downgradient or are listed as affecting the local soils only. Fugro conducted file reviews of four out of the five remaining sites with the County of Los Angeles. Information contained in the files indicated the potential for impact to the subject property from these sites to be low. One of the remaining upgradient sites, Pilot Chemical Company, is located approximately 0.4 mile from the subject property and had a release of diesel fuel, which has impacted the ground water. This file has been requested from the RWQCB but Fugro has not yet received permission for review. The information will be reviewed and an opinion given regarding potential for impact to the subject property will be submitted in a supplemental report.
- The RWQCB well investigation program (WIP) list has indicated that two nearby (approximately one-half mile) upgradient wells have been affected with elevated

concentrations of trichloroethylene (TCE). A request for additional information regarding these wells has been forwarded to the RWQCB but a response has not yet been received. A summary of the response will be included in the final report.

Based on our experience and the research performed for this assessment, Fugro makes the following recommendation regarding the subject property:

- Hazardous materials are in use on the subject property. Whenever such materials are present there is always the possibility of a spill. However, Fugro did not observe conditions which would suggest that these materials are not being used and disposed as designed. Nonetheless, Fugro would recommend improvement to the housekeeping at JSW Plastics Machinery, including a review of whether or not the local fire department requires secondary containment for drums. Fugro also recommends that chemicals which are not in use, such as those observed at Advance Business Graphics, be disposed in accordance with applicable regulations.
- It is possible that residual contamination exists on the subject property. This may or may not be corroborated by high TRPH readings detected by SEACOR in shallow soil samples collected in 1994. A detailed comparison of the results of Fugro's recent ground water sampling with information gained from pending file reviews of adjoining sites should be used to determine whether additional sampling is warranted at this time.



1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) update and ground water monitoring well sampling that were performed by Fugro in April 1996. The subject of this assessment is Asset No. BA-10100, the Los Nietos Business Center located at 9120-9160 South Norwalk Boulevard and 11925-11933 East Los Nietos Road in Santa Fe Springs, California (Plate 1 - Site Location Map, Plate 2 - Current Site Plan, and Plate 3 - Previous Operations Site Plan). This work was performed in accordance with our proposal dated March 19, 1996. This assessment update was conducted and written by Mr. Steve Anderson, environmental geologist, and reviewed by Mr. Gerald A. Hels, associate engineer. Mr. Hels is a California State Registered Environmental Assessor. The date of this report is April 1996.

The purpose of this assessment update has been to determine the presence or likelihood of a release of oil or hazardous materials on the subject property that would result in local, state, or federal regulatory action and to prepare a summary of past assessment and remedial activities that have taken place at the subject property. This assessment update involved a property reconnaissance, a regulatory records research of local, state, and federal environmental regulatory agency databases, the collection for analysis of ground water samples from the subject property, and a review of client-supplied prior environmental assessment and remediation reports. In addition, Fugro purged and sampled the five existing ground water monitoring wells located on the subject property. The ground water samples collected were chemically analyzed for total petroleum hydrocarbons (TPH), volatile organic hydrocarbons (VOCs), and metals scans. All of the conclusions made in this report are based upon the assessment described and are subject to the service constraints presented in Section 9.0 of this report.

Photographs taken during the site reconnaissance are included in Appendix A - Site Photographs. Field notes and agency correspondence are included in Appendix B - Correspondence and Notes. A copy of the NATEC database search results is included in Appendix C - Database Information.





2.0 SITE DESCRIPTION

2.1 SITE OWNERSHIP AND LOCATION

Site Occupants:	11925 East Los Nietos Road	California Monitoring Systems
	11927 East Los Nietos Road	GPA
	11929 East Los Nietos Road	Vacant
	11933 East Los Nietos Road	Advance Business Graphics
	9120 South Norwalk Boulevard	Vacant
	9122 South Norwalk Boulevard	Wireless Plus
	Address not marked	Vacant
	Address not marked	Vacant
	9130 South Norwalk Boulevard	JSW Plastics Machinery Inc.
	9132-A South Norwalk Boulevard	ITL Ind. Tires
	9132-B South Norwalk Boulevard	Redline Health Care
	9138 South Norwalk Boulevard	Kichler Lighting
	9140 South Norwalk Boulevard	Air Cruisers Company
	9142 South Norwalk Boulevard	Tyad International
	9150-60 South Norwalk Boulevard	Redline Health Care
Date of Ownership:	Unknown	
Previous Owners:	J.B. Riley Company (circa 1924 to 1959 - California Fishing tenant)	
(obtained from	National Supply Company (1959)	
previous reports)	Armco National Product Systems (purchased National Supply Company and occupied subject property until 1988)	
Site Location:	9120-9160 South Norwalk Boulevard; 11925-11933 East Los Nietos Road Santa Fe Springs, California 90670	
County:	Los Angeles	
Assessors' Plat:	8168-01-23, 27, 34	
USGS Quadrangle:	Whittier Quadrangle, California (1965, photorevised 1981)	

The location of the site is shown on Plate 1. Details of the subject property and adjacent areas are shown on Plate 2. Details of the subject property while occupied by Armco (1965 - 1988) are shown on Plate 3.



2.2 PHYSICAL CHARACTERISTICS

2.2.1 Buildings

The site is occupied by four concrete tilt-up office/warehouse structures with concrete foundations and bare-beam ceilings. Internal office areas are typically of wallboard with drop ceilings. Roofs were not accessed but are most likely of a flat, built-up style.

2.2.2 Land Areas

Apart from the buildings, most of the remainder of the subject property is paved with asphalt. Typical minor oil stains from drippage were observed in the parking lots. Significant pavement staining was not observed. Vegetation is present in planters and lawn areas around the periphery of the buildings and parking areas. There was no evidence of distressed vegetation observed. In most cases surface drainage is via sheetflow to adjoining streets and thence along gutters. One storm drain inlet is located within the parking lot on the south side of 9160 South Norwalk Boulevard. This inlet appeared to be free of blockage and staining. No pits, ponds or unusual surface depressions were observed onsite. Five ground water monitoring wells were observed onsite.

The subject property is zoned M-2 for heavy manufacturing uses. During the subject property reconnaissance, Fugro observed no heavy manufacturing taking place.

2.2.3 Utilities

Sewer services are provided to the subject property by the City of Santa Fe Springs. The natural gas purveyor for the area is Southern California Gas. Water is supplied by the San Gabriel Valley Water Company. Electricity is provided to the subject property by Southern California Edison (SCE).

2.2.4 Topography

According to the United States Geological Survey (USGS), Whittier Quadrangle, 1965 edition (photorevised 1981), the subject property is located at an elevation of approximately 155 feet above mean sea level (MSL) in Section 31 of Township 2 South, Range 11 West, San Bernardino Base and Meridian (SBB&M). The subject property is situated on floodplain deposits which have a gradual slope of approximately 10 feet per mile west-northwest.

2.2.5 Geology and Soils

The subject property is located within the central tectonic block of the Los Angeles Basin and rests on approximately 50 feet of recent floodplain deposits of the San Gabriel River, located approximately 1 mile to the west. This alluvial material overlies approximately 1,000 feet of



sands, silts, clays, and gravels of the Lakewood, San Pedro and Pico Formations, within which are at least six recognized aquifers. These water-bearing formations overlie more than twenty thousand feet of Tertiary-aged sedimentary rocks which in turn rest on a probable basement complex of Mesozoic-aged igneous and metamorphic rocks (California Department of Water Resources, 1961; USGS 1965).

According to the United States Department of Agriculture (USDA), Soil Conservation Service's Report and General Soil Map *Los Angeles County, California* dated December 1969, the subject property is located very nearly on the boundary of two soil units identified as the Cropley Association and the Chino Association. The soils of both associations occur on nearly level alluvial plains or valley floors.

Cropley soils are over 60 inches deep, are well drained with slow subsoil permeability. They have dark gray neutral and mildly alkaline clay surface layers about 38 inches thick, underlain by grayish-brown moderately alkaline calcareous clay subsoil about 12 inches thick. The substratum is grayish-brown, moderately alkaline and calcareous gravelly clay loam containing about 20 percent gravel by volume. Available water-holding capacity is 9.0 to 10.5 inches for 60 inches of soil depth. The shrink-swell potential is high and the corrosivity for untreated steel is high.

Chino soils are usually over 60 inches deep, are somewhat poorly drained, and have moderately slow subsoil permeability. They have gray to dark gray loam surface layers about 16 inches thick, underlain by a gray and light brownish-gray silty clay loam and clay loam substratum. The soils are calcareous throughout. Available water-holding capacity is 10.0 to 12.0 inches for 60-inches of soil depth. The shrink-swell potential is moderate and the corrosivity for untreated steel is high.

2.2.6 Hydrogeology

Ground water occurs at moderate to shallow depths in the area. The depth to ground water at Los Angeles County Department of Public Works (LACDPW) well No. 1623, located approximately 0.1 mile west of the subject property was last measured in April 1995 at 39.5 feet below ground surface (bgs). On March 29, 1996, the ground water in the five onsite monitoring wells was encountered at depths ranging from 36.9 to 42.2 feet bgs. Based on the most recent LACDPW ground water contour map, the ground water gradient is interpreted to vary from southerly to south-southeast. Earlier ground water contour maps suggest a more southwesterly component. An overall regional gradient to the southwest, paralleling the San Gabriel River, is likely. For the purposes of this report, gradient is assumed to vary from south-southwest to south-southeast.



2.2.7 Oil and Gas Wells

Fugro reviewed the State of California, Division of Oil and Gas (DOG), Regional Wildcat Map W1-5 and Map 102 of the Santa Fe Springs Oil Field to determine whether oil or gas wells are located within the vicinity of the subject property. According to these maps, the subject property is located approximately 1,400 feet north of the northern edge of the Santa Fe Springs Oil Field. Because of its downgradient position, this field is not interpreted to pose an environmental concern to the subject property. Outside of the boundaries of the field, five oil wells fall within a 1-mile radius of the subject property. The nearest and most nearly upgradient of these wells is Continental Oil "Felix" No. 1, drilled in 1960 and abandoned as nonproductive. This well is located approximately 700 feet northwest of the subject property. The other four wells are all located crossgradient or downgradient of the subject property and were all nonproductive. Accordingly, none of the five wells is interpreted to pose a hazard to the subject property.

The Santa Fe Springs Oil Field was one of the subjects of a methane soil gas study performed in 1986 for the DOG (GeoScience Analytical, 1986). Sampling for the study focused primarily in the area south of the subject property. The nearest sample location to the subject site was 0.25 mile to the southeast adjacent to Los Nietos Road, which was not found to contain elevated levels of methane. The nearest sample location having elevated methane was approximately 0.3 mile south-southwest of the subject property. The risk to the subject property from fire and/or explosion due to methane buildup, such as happened in the Salt Lake District in Los Angeles, cannot be determined without soil gas sampling. This risk is interpreted as being low.

2.2.8 Other Environmental Issues and Constraints

Wetlands. During the site reconnaissance, Fugro observed no obvious wetlands on or adjacent to the subject property. The USGS Earth Science Information Center (ESIC) publishes National Wetlands Inventory (NWI) maps which identify documented wetlands. Fugro reviewed the NWI map for the Whittier Quadrangle. The nearest wetland is shown as a pond located approximately 0.5 mile to the southeast. The USGS topographic map does not show this pond. The next nearest wetland is identified as the excavated channel for the San Gabriel River, located approximately 1 mile west of the subject property.

Flood Plain. According to Mr. Ron Nichol of the City of Santa Fe Springs Public Works Department, the subject property is located within Zone C, an area of minimal flooding. The community and panel number of the flood zone map is 060158 0001 B and the effective date is April 15, 1980.



Public Water Supply. According to Mr. Ron Hughes of the City of Santa Fe Springs Public Works Department, approximately 40 percent of the city's water comes from local wells, the nearest one of which to the subject property is located approximately 0.3 mile to the northeast. However, also according to Mr. Hughes, the City of Santa Fe Springs does not provide the water used by the subject property. Water for the subject property is provided by the San Gabriel Valley Water Company, whose nearest well is located approximately 2 miles to the north.

Faults. The Los Angeles Region is a seismically active area that lies astride a web of active and potentially active faults. The subject property is located approximately 3 miles northeast of the Norwalk fault and approximately the same distance southwest of the Whittier Fault. The portion of the Whittier fault passing closest to the subject property has been estimated to have had movement within the last 700,000 years. In fact, the Whittier Narrows earthquake of October 1987 occurred along the Whittier fault in the general vicinity of the subject property. The Norwalk fault is estimated not to have had movement within the last 1.6 million years (Jennings, 1974).

2.3 SITE HISTORY

Fugro was not contracted to perform historical research as part of this assessment update. Accordingly, the history of the subject property provided herein is summarized from prior environmental assessment reports provided to Fugro. The first development of the subject property reportedly occurred in approximately 1924 when the California Fishing Tool and Machine Company (California Fishing) was founded on a 2.6 acre portion of the subject property. A firm known as the Fluid Packed Pump Company may also have been onsite at this time. The relationship between the two firms is not known. It is also not known to Fugro where the 2.6 acres were located on the present 11.7-acre property. Operations on the subject property occupied three large structures reportedly observable in a 1928 aerial photograph. At least five large above-ground tanks were reported as present on the adjacent property to the east until approximately 1946, when all but one were removed. It was not reported how near these tanks were to the present property line. In 1953 California Fishing expanded its site by an additional 1.1 acres. Three smaller structures in addition to the large buildings were reported in an aerial photograph from this year. From 1924 through the late 1950s, California Fishing reportedly used the eastern portion of its site as a storage area for raw materials. In 1959, the National Supply Company bought the businesses present and acquired an additional eight acres to expand the operation. In the mid-1960s an aerial photograph depicts at least five large structures, which include two machine shops. Building permits were taken out for still more new structures in the early and mid-1980s. The facility was occupied by Fluid Packed Pump Co. and Armco National Product Systems from the mid-1960s to 1988. Demolition permits for the original buildings as well as the initial building permits for the present subject property buildings were issued in 1988.

The buildings presently onsite were completed in late 1988 and early 1989 (Applied Geosciences, 1988a; Ceres Environmental, 1993; Science & Engineering Analysis Corporation, 1994).

2.4 SUBJECT PROPERTY RECONNAISSANCE

On March 28, 1996, Mr. Steve W. Anderson of Fugro performed a visual reconnaissance of the subject property, which was observed for hazardous materials storage and use as well as signs that such materials may have been spilled or dumped. Fugro's observations by building and tenant are as follows:

The four buildings on the subject property are sometimes referenced by the numerical designations 127, 128, 129, and 130. Building 127 is located near the southeastern corner of the subject property and has four units with the following Los Nietos Road Addresses:

11925 - California Monitoring Systems: This is a firm engaged in computer assisted security monitoring. No manufacturing takes place. A battery-powered backup generator was observed in the rear room. No stains or apparent leakage from the batteries was observed. Three bottles of Windex were present in the rear area as well.

11927 - GPA: This unit was locked and inaccessible during the site visit.

11929 - Vacant: No chemicals were observed in either the office or warehouse areas. No stains were observed on the concrete floor of the warehouse.

11933 - Advance Business Graphics: According to the proprietor this unit is now used solely for office space. A small print shop and photo dark room were formerly in use in the rear area reportedly until August 1994. Minor staining was observed on the concrete floor of the print shop area. The condition of the concrete floor was good. Some residual printing materials are present in this back room. Two work tables were present on which were two containers of paint, one gallon of developer, two 1-gallon containers of gum, and numerous small bottles of various printing supplies which the proprietor described as "left over." The adjoining dark room contained its equipment, also reportedly no longer in use. A large, nearly empty plastic container of developer was observed on the floor. A silver recovery system was reportedly in place at the firm, although Fugro could not determine how its wastes were disposed.

Building 128 is the largest of the four onsite structures and is located along Los Nietos Road at the southwest corner of the subject property with two units with Norwalk Boulevard addresses:

9142 - Tyad International: Fugro was not allowed access to the rear areas of this unit as the proprietor claimed not to have been notified of Fugro's visit. From those limited portions

viewed, the unit appears presently to be used as a warehouse for automobile parts. Fugro did not see indications of manufacturing activity.

9150 - 9160 - Redline Health Care: This firm is a distributor of prepackaged medical and nursing home supplies. The interior is primarily warehouse space with high shelving containing the medical items. Minor amounts of cleaner were present in the office lunch room. No maintenance areas or work benches were observed in the warehouse, although one stain, possibly oil, was observed on the concrete floor near the northeast corner. This stain appeared to be restricted to the surface of the pavement only and did not appear to have reached any cracks or expansion joints. Near the southeast corner of the warehouse, one partially empty 1-gallon paint can was observed. The forklifts in use are electric. The loading ramps have a hydraulic height adjustment. The ramps are serviced quarterly by National Equipment Services. The onsite Redline representative indicated that he had never seen hydraulic oil being changed out or removed.

Building 129 is the second largest onsite and occupies the northeast corner of the subject property. This building has five tenants with the following Norwalk Boulevard addresses:

9130 - JSW Plastics Machinery: This firm sells injection molding machines. In the rear area, Fugro observed four 55-gallon drums of hydraulic oil on a pallet. Four more empty drums were on the floor nearby. No secondary containment was observed. A short distance from this area was a piece of machinery being repaired. On the floor beneath the rack which held the item were two shallow tubs containing waste oil. An oil stain approximately three feet by two feet in area was present on the floor. Fugro was unable to ascertain how the oil is disposed. Chemical containers were located in their respective areas of use rather than a single storage area. Against the eastern wall was a 5-gallon container of ethylene glycol and one gallon of paint thinner. Near the front of the warehouse were several spray paint cans used for touch-up work on the machines and a 1-quart container of paint thinner. Near the northwest corner of the warehouse were 33 1-gallon paint cans stored on a shelf. There was no evidence of spills or leaks in the paint storage area.

9132 - ITL Ind. Tires: This unit was locked and inaccessible during the site reconnaissance. While it is not known what chemicals, if any, are present, tires are apparently stored in the warehouse portion as the smell of rubber was discernible during the review of the adjoining unit.

9131b - Redline Health Care: This unit does not have an address of its own, being created when 9132 was partitioned into two rental spaces. Redline Health Care also leases this space. Boxes of linen were the main product stored here. One propane fork lift tank and one 5-gallon container of paint were the only chemical products observed in this unit.





9138 - Kichler Lighting: This firm is a distributor of pre-assembled lighting fixtures. The unit is used for office and product storage with no manufacturing activity. Two 100-pound boxes of Clean-Sweep, a concrete cleaner, were present in one corner, as were an empty 1-gallon and 5-gallon paint containers. Minor cleaner storage was observed in the office.

9140 - Air Cruisers Company: This firm repairs the inflatable emergency escape ramps used by airlines. Near the northeast corner of the warehouse is the principal material storage area. Observed here were four 5-gallon cans of isopropanol, one gallon of liquid leak detector, two large bottles of carbon dioxide, and six bottles of nitrogen. A short distance away were two small flammable storage cabinets containing a total of two 5-gallon cans of methyl ethyl ketone (MEK), one 5-gallon container each of isopropanol and toluene, a smaller refillable container of toluene, and numerous small opened and unopened containers of various cements.

On the exterior of the building, the firm has a shed containing a compressor and an air filter. No oil stains were observed on the asphalt near the compressor. Within the compressor shed were five empty 5-gallon containers of MEK, isopropanol and toluene, as well as six small partially empty cans of cement. According to the proprietor, the empty containers are returned to the supplier who removes them on a quarterly basis. Significant staining was not observed in or around the shed.

Building 130 is located along Norwalk Boulevard at the northwest corner of the subject property. There are four rental units, only one of which is presently occupied. A single 1-gallon container of paint was observed in one of the vacant units, number 9120 (Norwalk Boulevard).

9122 - Wireless Plus: One 5-gallon container of paint and an empty 1-gallon container of oxidizer were observed in the rear area.

Exterior Areas. Parking areas around the four buildings are paved with asphalt. Routine oil spotting within the parking areas was observed. Landscaped areas on the subject property exhibit no signs of vegetative stress or obvious stains to the soil. No obvious pits, pipes, sumps, or fuel islands suggestive of suspect underground conditions or tanks were viewed in the exterior portions of the subject property. A site remediation report prepared by Applied Geosciences (Applied) dated July 27, 1988, referenced five dry wells located near the southwest corner of the subject property. Three of the wells were described as being destroyed during the remediation activities on the subject property. Surface indications of the remaining two were not observed. Soil sampling was conducted by Applied in the vicinity of the wells which detected only very low levels of petroleum hydrocarbons.

Two dumpster enclosures are present on the subject property, although several of the larger warehouse units have one or more dumpsters of their own, generally kept inside. Dumpsters are emptied by Consolidated Disposal Services (Consolidated). On the day of the site





reconnaissance, two five-gallon containers, one unmarked, the other of floor-covering adhesive, as well as two empty half-gallon containers of anti-freeze were observed on the ground next to the dumpster located near the northeast corner of JSW Plastics Machinery Inc.

One pad-mounted SCE transformer is present outside each of the four structures on the subject property. Fugro contacted Mr. Dick Friga, SCE service planner for the area, for a statement concerning the possibility that these particular transformers might have polychlorinated biphenyls (PCBs) in their coolant. SCE's position is that they have never specified the purchase of transformers containing PCBs and that past statistical studies have shown a low probability of a given transformer containing PCBs above the action limit of 50 parts per million. Federal law has prohibited the manufacture of transformers with PCBs since 1977. Since new construction generally receives new equipment, it is unlikely that the transformers on the subject property would have been manufactured before the federal ban went into effect. SCE will arrange to test the transformers for a fee should the client require. The potential for any of the SCE transformers to contain PCBs is considered to be low. SCE would be responsible for the cleanup of spills or leaks from their transformers.

A number of small, privately-owned transformers are present within the rental units. Although not specifically marked as such, these had the general appearance of being the "dry" type, i.e., lacking liquid coolant. These transformers are not interpreted to pose a concern from PCBs.

Another possible source of PCBs is the ballasts of fluorescent lights. Most fluorescent lights on the subject property were inaccessible without a high ladder. However, Fugro was able to view one ballast from a fixture in the vacant unit at 11929 Los Nietos Road. The ballast was labeled "No PCBs." As a general rule, any ballast not labeled as containing no PCBs is presumed to contain PCBs and will require disposal in accordance with applicable regulations when eventually discarded.

2.5 EXISTING ENVIRONMENTAL INFORMATION

Fugro was requested to review and summarize prior assessment and remediation work performed at the subject property.

In anticipation of sale and redevelopment, the subject property, while still occupied by the Armco Inc. facility, underwent a toxic hazard assessment in 1988 by Applied Geosciences (Applied). The hazard assessment utilized a site reconnaissance, interviews with long-standing employees, a geophysical survey, and the collection of soil samples from 18 mechanized borings and 31 hand auger borings.

Physical features on the site such as transformers or clarifiers were identified. Four sumps and tanks at the subject property were registered as underground storage tanks (USTs).





The Applied report identified in ground sumps, clarifiers, pits, and dry wells in addition to the USTs as shown on Plate 3. The former Armco facility operated a variety of clarifiers, sumps, french drains, dry wells, metal grinding, metal honing, heat treating, machining, plating, assembly and testing operations as shown on Plate 3. Boring locations were generally described in the text of the Applied report, but not depicted on site diagrams, leaving some doubt as to where sampling occurred. However, review of the Applied report indicates that the areas on the subject property previously identified as having the potential to cause environmental concern appear to have been adequately assessed. The borings generally had low or nondetect contaminant concentrations in their deepest samples. The assessment included a varied analytical program designed to evaluate the individual locations. Analyses included TRPH by U.S. EPA method 418.1, VOCs by U.S. EPA method 8240, semivolatile organic hydrocarbons (acid and base-neutral fractions) by U.S. EPA method 8270 and 17 metals scan by U.S. EPA method 6010. The analytical program appears to have been adequate to evaluate the various facilities at the subject property.

The analytical results indicated that several areas of the subject property exhibited elevated TRPH and somewhat elevated metals concentrations. None of the soil samples analyzed contained detectable concentrations of SVOCs. Low concentrations of four VOCs (acetone, 2-butanone, toluene and tetrachloroethylene [PCE]) were detected in one or more of three soil samples. The PCE was detected in one soil sample only.

The deepest boring, ARM7, was slant drilled beneath the oil well pump test holes located on the central portion of the site. A sample collected at 48 feet bgs was found to contain 11,000 parts per million (ppm) of TRPH by U.S. EPA method 418.1. As detailed in a second report by Applied describing remediation efforts at the site, seven additional borings were drilled in this area to further define the vertical and lateral extent of the contamination. An unspecified quantity of contaminated soil was excavated in this area and stockpiled on Visqueen for later disposal. Reportedly, confirmation samples of the walls and floor of the excavation were collected.

The original hazard assessment report estimated the quantity of contaminated soil needing remediation at approximately 1,500 cubic yards. The Applied remediation report (1988b) referenced at least 7,400 cubic yards of soil excavated. Furthermore, it appears that some areas of contaminated soil were, for one reason or another, not excavated, or the excavation was not documented (see below). Following completion of excavation of contaminated soil from several locations, Applied collected a series of confirmatory soil samples from the resulting excavations. The Applied report did not clearly indicate what cleanup target levels for which compounds were established. It appears as if only TRPH was targeted. The report is not clear as to what the cleanup target level for TRPH was. It appears as if the subject property was cleaned up to a TRPH concentration of 500 ppm or more stringent in certain areas. Most of the confirmatory soil samples analyzed had TRPH concentrations of less than 100 ppm although a few were above 100 ppm but below 500 ppm. Soils containing elevated metals and detectable VOCs concentrations were also excavated.





There were several locations at the subject property that the report is unclear as to whether contaminated soil was fully excavated. At one location in the northern portion of the subject property, stained soil along the property line and near a building foundation was left in place but reportedly additional soil sampling outside of the excavation indicated that the contamination did not extend beyond the existing excavation. Therefore, no further excavation was conducted. In addition, one area in the central portion of the subject property was excavated to a maximum attainable depth of 48 feet. Additional soil borings indicated that the contamination did not extend deeper and further excavation was not conducted. The remediation report was not clear regarding the details of the two areas not fully excavated but it appears as if virtually all of the TRPH-containing soil was excavated from the subject property.

In general, although the available information is not clear, it appears as if the subject property was adequately remediated and that the confirmatory sampling program was adequate. It should be noted however, that although the assessment, remediation and confirmation sampling programs appeared to be adequate, available information is sometimes unclear and is difficult to interpret. It is possible that undocumented pockets of contamination remain onsite. The contamination identified appeared to be related to oils and lubricants rather than solvents. None of the reports reviewed detailed the nature of the chemicals formerly used at the subject property.

The four registered USTs were removed by Aman Brothers Environmental Engineers. A soil sample collected beneath one tank, (actually a 228-gallon waste sump) located on the east portion of the subject property returned a result of 19,000 ppm of TRPH. Reportedly additional soil was excavated, but Fugro has not viewed the second closure report or confirmation samples. The Los Angeles County Department of Public Works (LACDPW), the agency overseeing the tank removals, did issue a closure letter for the four tanks, dated February 13, 1990. The LACDPW letter required no further action at that time regarding the four USTs. The letter did not address any of the other site issues.

Following demolition of the Armco facility and construction of the present business park, Ceres Environmental (Ceres) performed a Phase I environmental site assessment of the subject property in September 1993. Ceres made no recommendations for additional sampling. An update of this report was performed by Science & Engineering Analysis Corporation (SEACOR) in April 1994, which recommended the taking of soil samples. Accordingly, four borings were drilled by SEACOR on the subject property and samples collected at depths of 1.5 and 15 feet. These samples were analyzed for TRPH, priority pollutant metals, and VOCs by U.S. EPA method 8260. The most significant result of these analyses was that levels of TRPH ranging from 2,600 ppm to 9,600 ppm were detected in three of the four borings in the samples collected from 1.5 feet. Given the shallowness of the samples with high readings and the absence of contamination at depth, it is possible that SEACOR was obtaining readings from the tack coat of the asphalt parking lot (these three soil samples had been collected from beneath asphalt pavement while the fourth sample had been collected from beneath concrete pavement). Neither elevated



concentrations of metals nor any VOCs were detected in the eight samples analyzed. The rationale for the selection of sampling locations was not clearly stated.

During the course of this ESA update, Fugro sampled ground water from five monitoring wells located on the subject property (Section 3.1). The installation of these wells was not covered in the previous environmental reports provided for Fugro's review. However, a recent Applied letter (1995) summarizing site activities indicated that these wells were installed by Applied in January 1995. Soil samples collected during well installation reportedly did not contain "detect" concentrations of TRPH or VOCs. Depth to ground water reportedly ranged from 35 to 45 feet bgs with a gradient to the south. According to the letter two rounds of sampling have occurred, but analytical results were not provided. Reportedly, "elevated concentrations" above the state MCL (undefined) of chlorinated hydrocarbons (particularly PCE and TCE) were detected in the mid-portion and downgradient portion of the site. The most upgradient well onsite (MW-3) reported "relatively low concentrations" (undefined) of PCE and TCE. TRPH was not reported in any of the wells. A well monitoring summary report was in preparation. Refer to Section 3.1 below for the results of the Fugro March 1996 sampling. Generally the results of the various ground water sampling events appear to be similar. Fugro has no knowledge of why these wells were installed or the actual analytical results of the previous two ground water sampling episodes conducted by Applied from these five wells.

3.0 ADDITIONAL SURVEYS AND SAMPLING

3.1 GROUND WATER

On March 29, 1996, Fugro collected ground water samples from each of the five monitoring wells located on the subject property. The locations of these wells are shown on Plate 2. The wells were purged of three well volumes and allowed to stand until fully recharged. Purge water was placed in 55-gallon drums, appropriately labeled, and stored onsite.

Ground water samples were collected in appropriately-sized bottles and kept chilled in an ice chest or refrigerator until relinquished under chain-of-custody procedures to Capco Analytical, a California State certified analytical laboratory. Samples were analyzed for total petroleum hydrocarbons by EPA Method 8015, modified for gasoline and for the gasoline constituents benzene, toluene, ethylbenzene, and total xylenes (BTEX) by U.S. EPA method 8020, as well as for a full fuel fingerprint by U.S. EPA method 8015, modified. In addition, analysis was done for priority volatile organic compounds (VOCs) by EPA Method 8240. Finally, each ground water sample was analyzed for total concentration of 17 priority metals by EPA Method 6010.

The analytical results for TPH are summarized on Table 1 - TPH Analytical Results; for VOCs, including BTEX, on Table 2 - VOC Analytical Results; and for metals on Table 3 - Metals Analytical Results. The TPH analytical results indicate that TPH in the ranges shown was not detected in any of the five ground water samples analyzed. The metals detected were present at concentrations which can be considered naturally occurring background, except in well MW-4. The sample from MW-4 had concentrations of cadmium, chromium, nickel, selenium, and silver in excess of the MCL. Several VOCs, all related to halogenated solvents, were detected in all five of the ground water samples analyzed. Several of the VOCs were present at concentrations in excess of their established MCLs. The ground water sample collected from monitoring well MW-4 exhibited the highest metals concentrations and the greatest variety of VOC compounds. The general distribution of these compounds do not clearly indicate whether or not past operations at the subject property have contributed to the identified ground water contamination.



Table 1 - TPH Analytical Results
(results in milligrams per liter [mg/l])

Sample	TPH Range		
	C4-C12	C13-C23	C23+ ¹⁾
MW-1	ND	ND	ND
MW-2	ND	ND	ND
MW-3	ND	ND	ND
MW-4	ND	ND	ND
MW-5	ND	ND	ND

ND Not detected at or above the practical quantitation limit.
1) The highest carbon chain typically detectable is C45.

Table 2. VOC Analytical Results
(in milligrams per liter [mg/l])

Constituent	Sample					MCL
	MW-1	MW-2	MW-3	MW-4	MW-5	
Acetone	ND	ND	ND	ND	ND	NE
Acrolein	ND	ND	ND	ND	ND	NE
Acrylonitrile	ND	ND	ND	ND	ND	NE
Benzene	ND	ND	ND	ND	ND	0.001
Bromodichloromethane	ND	ND	ND	ND	ND	NE
Bromoform	ND	ND	ND	ND	ND	NE
Bromomethane	ND	ND	ND	ND	ND	NE
2-Butanone	ND	ND	ND	ND	ND	NE
Carbon disulfide	ND	ND	ND	ND	ND	NE
Carbon tetrachloride	ND	ND	ND	0.0051	ND	0.0005
1,2-Dichlorobenzene	ND	ND	ND	ND	ND	0.6
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	NE
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	0.005
Chlorobenzene	ND	ND	ND	ND	ND	0.030
Dibromochloromethane	ND	ND	ND	ND	ND	NE
Chloroethane	ND	ND	ND	ND	ND	NE
2-Chloroethyl vinyl ether	ND	ND	ND	ND	ND	NE
Chloroform	0.00061	0.00091	ND	0.015	0.00076	NE
Chloromethane	ND	ND	ND	ND	ND	NE



Constituent	Sample					MCL
	MW-1	MW-2	MW-3	MW-4	MW-5	
Dibromomethane	ND	ND	ND	ND	ND	NE
1,4-Dichloro-2-butene	ND	ND	ND	ND	ND	NE
Dichlorodifluoromethane	ND	ND	ND	ND	ND	NE
1,1-Dichloroethane	0.021	ND	ND	0.033	ND	0.005
1,2-Dichloroethane (EDC)	ND	ND	ND	0.017	ND	0.0005
1,1-Dichloroethane (DCE)	0.011	0.0011	ND	0.013	ND	0.006
cis-1,2-Dichloroethene	ND	ND	ND	0.010	ND	0.006
trans-1,2-Dichloroethene	ND	ND	ND	0.00051	ND	0.01
1,2-Dichloropropane	ND	ND	ND	ND	ND	0.005
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	NE
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	NE
Ethylbenzene	ND	ND	ND	ND	ND	0.68
Ethyl methacrylate	ND	ND	ND	ND	ND	NE
2-Hexanone	ND	ND	ND	ND	ND	NE
Iodomethane	ND	ND	ND	ND	ND	NE
Methylene chloride	ND	ND	ND	0.0056	ND	0.005
4-Methyl-2-pentanone	ND	ND	ND	ND	ND	NE
Styrene	ND	ND	ND	ND	ND	0.1
1,1,2,2-Tetrachloroethane (PCA)	ND	ND	ND	ND	ND	0.001
Tetrachloroethene (PCE)	0.0063	0.015	0.0014	0.018	0.082	0.005
Toluene	ND	ND	ND	ND	ND	0.10
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	0.07
1,1,1-Trichloroethane (TCA)	0.0042	ND	ND	ND	ND	0.200
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	0.005
Trichloroethylene (TCE)	0.032	0.0077	0.0026	0.074	0.078	0.005
Trichlorofluoromethane (Freon 11)	ND	ND	ND	ND	ND	0.15
Freon 113	ND	ND	ND	ND	ND	1.2
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	NE
Vinyl acetate	ND	ND	ND	ND	ND	NE
Vinyl chloride	ND	ND	ND	ND	ND	0.0003
Total Xylenes	ND	ND	ND	ND	ND	1.750

ND Not Detected at or above the practical quantitation limit.
NE Not Established
MCL Maximum Contaminant Limit or Drinking Water Standard.



Table 3. Metals Analytical Results
(in milligrams per liter [mg/l])

Constituent	Sample					MCL
	MW-1	MW-2	MW-3	MW-4	MW-5	
Antimony	ND	ND	ND	ND	ND	0.006
Arsenic	ND	ND	ND	ND	ND	0.05
Barium	0.20	0.11	0.094	0.096	0.062	1.0
Beryllium	ND	ND	ND	ND	ND	0.004
Cadmium	ND	ND	ND	0.062	ND	0.005
Chromium	0.047	0.070	ND	ND	ND	0.05
Cobalt	ND	ND	ND	ND	ND	NE
Copper	ND	ND	ND	0.062	ND	1.0
Lead	ND	ND	ND	ND	ND	0.015
Mercury	ND	0.00068	ND	0.0016	ND	0.002
Molybdenum	ND	ND	ND	ND	ND	NE
Nickel	ND	ND	ND	0.15	ND	0.1
Selenium	0.013	ND	ND	ND	ND	0.01
Silver	ND	ND	ND	0.064	ND	0.05
Thallium	ND	ND	ND	ND	ND	0.002
Vanadium	0.12	0.12	0.12	0.16	0.13	NE
Zinc	0.069	ND	ND	0.66	ND	5.0

ND Not Detected at or above the practical quantitation limit.
NE Not Established.
MCL Maximum Contaminant Limit or Drinking Water Standard

3.2 OUT OF SCOPE PARAMETERS

Given the age of the buildings on the subject property, asbestos-containing material, lead-based paint and lead-in-water would not be expected to be identified through laboratory analysis. These parameters were, therefore, not included in the scope of services for this assessment. Based on available regional radon data there is a slight possibility that radon gas would be present in the first floors of site structures (which are of slab-on-grade construction). Therefore, radon testing was not conducted.



4.0 SURROUNDING PROPERTIES

The overall character of the surrounding neighborhood is industrial. Adjacent to the subject property on the north and east are other industrial buildings. South of the subject property are a railroad right-of-way and Los Nietos Road. Industrial buildings lie beyond these to the south. To the west, beyond Norwalk Boulevard, are other industrial buildings, the continuation of the railroad right-of-way, and one commercial building, a small eating establishment.

5.0 DATABASE INFORMATION

Fugro reviewed records at public agencies regarding the subject site and selected offsite properties identified as posing a potential environmental concern to the subject site. Fugro also obtained environmental agency databases from NATEC Environmental Reporting Services (NATEC) of Garden Grove, California. The NATEC report is included as Appendix C - Database Information. The databases were reviewed to identify registrations and documented environmental incidents regarding the subject property and adjacent properties. The following sections summarize the agency and database findings.

5.1 FEDERAL RECORDS

5.1.1 National Priority List - Federal Superfund List

The National Priority List National Priority List (NPL) is a U.S. EPA listing of private-, state-, and federally-owned sites which have been included on the federal Superfund List for remediation. As of January 1996, neither the subject property nor properties within a 1-mile radius of the subject property were referenced on the NPL.

5.1.2 Comprehensive Environmental Response, Compensation and Liability Information System

The U.S. EPA, Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that have been brought to the attention of the U.S. EPA, through various means, as being possible sites of hazardous waste activity. CERCLIS is an informational database and not necessarily an action list. As of January 1996, the subject property is not referenced on the CERCLIS list; however, two CERCLIS listings are located within a one-half-mile radius of the subject property. These are summarized below:

Location	Distance From Subject Site/Gradient	Status
Whittier Plating Company 11642 East Pike Street	0.3 mile southwest/downgradient	Preliminary assessment, 1991
So Da Chem Company 8851 Dice Road	0.4 mile northwest/cross- to upgradient	Site Screening Inspection, 1989

One of these sites is downgradient and not likely to pose an environmental concern to the subject property. Although an impact to the subject property from the remaining site, So Da Chem Company, cannot be ruled out with certainty, given the lack of follow-up work on the part of the U.S. EPA, So Da Chem would appear to be a low-priority site. Given its distance of nearly a half-mile, this site is not interpreted to pose a hazard to the subject property.



5.1.3 Resource Conservation and Recovery Information System

The U.S. EPA, Resource Conservation and Recovery Information System (RCRIS) includes selected information on sites that generate, transport, store, treat, or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Inclusion on the RCRIS list does not, in itself, imply an environmental concern to the subject property. As of October 1995, three treatment, storage, or disposal (TSD) sites were listed as being present within a 1-mile radius of the subject property. These TSD sites are summarized in the following table:

Location	Distance From Subject Site/Gradient	Status
Diversey Corporation 8921 Dice Road	0.3 mile northeast/cross-gradient	TSD site. No violations reported
Phibro Tech Inc. 8851 Dice Road	0.4 mile northeast/cross- to upgradient	TSD site. Violations outstanding for TSD ground water requirements.
Foremost McKesson Inc. 9005 Sorenson Avenue	0.6 mile southeast/downgradient	TSD site. No violations reported.

Because of its broadly upgradient position and past violations, an impact to the subject property from Phibro Tech cannot be ruled out with certainty. Fugro has submitted a request to the U.S. EPA for additional information on this site, but has not received a response at the time of this report's preparation. This information, when received, will be included in an addendum to this report. Because of the absence of reported violations, the remaining two sites are not interpreted to pose an environmental concern to the subject property.

In addition, four hazardous waste generators were listed on the RCRIS list as being present within a 0.25-mile radius of the subject property. These four sites are summarized in the following table:

Location	Distance From Subject Site/Gradient	Status
Crockett Container Corp. 9211 Norwalk Boulevard	0.1 mile southwest/downgradient	Large quantity generator, no violations reported.
National Production Systems 9100 South Norwalk Boulevard	0.1 mile northwest/upgradient	Large quantity generator, no violations reported.
J. S. Paluch Co. 9400 Norwalk Boulevard	0.2 mile southwest/downgradient	Small quantity generator, no violations reported.
California Corrugated 11600 Los Nietos Road	0.2 mile west-northwest/cross-gradient	Small quantity generator, no violations reported.

The listing for National Production Systems appears to be a reference to the previous occupant of the subject property before the present business center was built. As described in



Section 2.5, remediation activity was performed on the subject property. Due to the locations of the remaining properties with respect to the inferred ground water gradient, an environmental concern to the subject property is not interpreted to be likely.

5.1.4 Emergency Response Notification System

The Emergency Response Notification System (ERNS) is a national database and retrieval system of incident-notification information, as initially reported, regarding incidents of reported releases of oil and hazardous substances. The information combines data from the United States Coast Guard National Response Center Database with data from 10 U.S. EPA regions. As of August 1995, there were no spills reported on the ERNS database for the subject property.

5.2 STATE RECORDS

5.2.1 State of California Environmental Protection Agency, Department of Toxic Substances Control

The State of California, Environmental Protection Agency (CAL/EPA), Department of Substances Control (DTSC) is the lead agency in the State of California responsible for the enforcement of state environmental protection laws and promulgation and enforcement of state environmental protection regulations. Fugro contacted the Glendale Office of the DTSC, for information pertaining to files on the subject property. According to Ms. Annette Goldbaum of the DTSC, there are no DTSC files for the subject property addresses (both the current and former addresses). In addition, Fugro has requested additional information regarding possible regional ground water contamination issues for the subject property area. As of the date of this report a response has not been received. A summary of the response will be included in the final report.

5.2.2 Solid Waste Information System

The California Waste Management Board maintains the Solid Waste Information System (SWIS) pursuant to the Solid Waste Management and Resource Recovery Act of 1972. The list contains an inventory of active, inactive, and closed solid waste disposal and transfer facilities. As of February 1996, there were no SWIS listings within a 1-mile radius of the subject property. However, the Los Angeles County Regional Planning Commission's atlas of major waste systems depicts four inactive disposal sites within a 1-mile radius of the subject property. None of these disposal sites is upgradient of the subject property and only one is within 0.5 mile. This disposal site is the Dice Road/Los Nietos, Dump formerly located at 9165 Dice Road. This address places the dump adjacent and southeast of the subject property. The dump is a former CERCLIS site which had been flagged "No Further Action." Because of their locations in cross- and

downgradient positions, none of these inactive dumpsites is interpreted to pose a concern to the subject property.

5.2.3 State of California Cal-Sites List

The State of California Environmental Protection Agency (CAL/EPA) Cal-Sites List combines the former State of California Abandoned Sites Program Information System (ASPIS) and the Bond Expenditure Plan (BEP) databases. The Cal-Sites List is a compilation of sites which have been brought to the attention of the CAL/EPA, through various means, as being possible sites of hazardous waste activity or contamination. It should be noted that the Cal-Sites List is an informational database and not necessarily an action list. As of March 1995, the subject property does not appear on the Cal-Sites List. However, nine Cal-Sites listings not flagged "No Further Action" are present within a 1-mile radius. Two of these are downgradient of the subject property. The remaining seven sites are summarized below:

Location	Distance From Subject Site/Gradient	Status
Diversey Wyandotte 8921 South Dice Road	0.3 mile east-northeast/cross-gradient	No status given.
Southern California Chemical 8851 Dice Road	0.4 mile northeast/cross- to upgradient	RCRA lead; site under remediation
Burdett Oxygen Company 8832-38 South Dice Road	0.4 mile northeast/cross- to upgradient	EPA lead
Pilot Chemical Company 11756 East Burke Street	0.4 mile northeast/upgradient	Regional Water Quality Control Board (RWQCB) lead
McKesson Chemical 9005 Sorenson Avenue	0.6 mile east/cross-gradient	Active Annual Work Plan (AWP) site; under remediation
Angeles Chemical Company 8915 Sorenson Avenue	0.6 mile east-northeast/cross-gradient	Active AWP site; under remediation
Techni-Braze 11845 Burke Street	0.6 mile northeast/upgradient	RWQCB lead

An impact to the subject property from one or more of these Cal-Sites facilities can not be ruled out with certainty. Fugro has requested additional information from the DTSC on those Cal-Sites facilities in an upgradient or cross- to upgradient location. A report addendum will be issued when this information has been reviewed.

5.2.4 California Water Resources Control Board - Underground Storage Tank List

Underground storage tanks (USTs) are regulated under Subtitle I of RCRA and must be registered with the state department responsible for administering the UST program. As of August 1994, eight sites with registered USTs were located within 0.25 mile of the subject

property. One of these is the subject property itself, listed under the former address of 9100 South Norwalk Boulevard. The subject property is listed as having no tanks currently present. The remaining seven sites are either downgradient or are leaking underground storage tank (LUST) sites discussed in the succeeding section 5.2.5.

5.2.5 Leaking Underground Storage Tank Information System

The Leaking Underground Storage Tank Information System (LUSTIS) list contains an inventory of reported leaking underground storage tank incidents compiled primarily through the State of California Regional Water Quality Control Board (RWQCB). As of October 1995, 13 LUST sites are present within a 0.5 mile radius of the subject property. Eight of these are either downgradient or affect the local soils only. The remaining five LUST sites are described below.

Location	Distance From Subject Site/Gradient	Status
ACI Glass Products 9010 Norwalk Boulevard	Adjacent to north/upgradient	Gasoline leak; extent not known
E. A. Mendoza Inc. 11574 Perkins Avenue	0.2 mile northwest/upgradient	Gasoline leak; extent not known
Barnett Service Station 8728 Norwalk Boulevard	0.3 mile north/upgradient	Gasoline leak; preliminary assessment plan submitted
Pilot Chemical Company 11756 Burke Street	0.4 mile northeast/upgradient	Diesel leak; pollution characterization
Circle K Station 11462 East Slauson Avenue	0.5 mile north/upgradient	Site closed, 1988

Fugro reviewed the ACI Glass Products, E.A. Mendoza, Barnett Service Station and Circle K Station files with the Los Angeles County Department of Public Works (LACDPW). According to the information contained in the LACDPW files for the ACI Glass Products site, the UST was located approximately 40 feet from the subject property's northern boundary. The leak appeared to have affected the soils only. A Tank Leak Closure letter, dated March 23, 1993, was present in the file. Given that the release from the tank affected the soils only and closure was granted by the LACDPW, this site is not anticipated to affect the environmental integrity of the subject property.

The E.A. Mendoza site, located approximately 0.2 mile northwest and upgradient of the subject property, had two waste oil sumps removed in 1991. Subsurface assessment in the areas of the sumps indicated Total Recoverable Petroleum Hydrocarbon (TRPH) contamination in the near surface soils, from 5 feet to 40 feet below grade surface. The levels of TRPH dropped from a high of 4,640 parts per million (ppm) to 145 ppm at 40 feet. Concentrations of benzene, toluene, ethylbenzene, and xylene (BTEX) were not detected in the soil samples collected from



depths of 5 to 40 feet. This case is still open but the levels of contamination are such that impact to the subject property would appear to be unlikely.

The Barnett Service Station, located approximately 0.3 miles northwest and upgradient of the subject property, is currently undergoing quarterly ground water monitoring. The latest ground water samples were collected in January 1996. Ground water from a downgradient well, located between the former Barnett Service Station tank pit (the apparent source of contamination) and the subject property, was found to be non-detect for Total Petroleum Hydrocarbons (TPH) and BTEX. Given the distance involved and the current lack of ground water contamination, this site is not anticipated to present an environmental concern to the subject property.

The Circle K Station was issued a letter of closure from the LACDPW, dated May 4, 1988. Due to the current status as "case closed," this site is not anticipated to present an environmental concern to the subject property. The remaining site, Pilot Chemical Company, has the potential to impact the subject property. Fugro has requested to review the file information regarding this property with the Regional Water Quality Control Board. At this time, Fugro has not received a response to our request. The information will be forwarded in an addendum.

5.2.6 Water Well Research

Two upgradient wells, located within 0.5 mile of the subject property, appeared on the RWQCB well investigation program list in 1990. Fugro has attempted to learn the current status of these wells, which showed elevated levels of the chlorinated solvent trichloroethylene (TCE). At the time of this report's preparation the RWQCB response has not been received. However, this and other references contained in the database search suggest that groundwater contamination from VOCs is present at least locally in the area.

In addition, Fugro contacted the RWQCB for files information on the subject property itself. According to a representative of the RWQCB, that agency has no files for the current site addresses.

5.3 LOCAL RECORDS

5.3.1 South Coast Air Quality Management District

The South Coast Air Quality Management District (SCAQMD) oversees air quality issues in the Los Angeles Basin. Fugro requested the SCAQMD make a search for files pertaining to the subject property. According to Mr. Don Smith, the SCAQMD does not have any files for the subject property's current addresses.

5.3.2 Los Angeles County Public Health Investigation

The Los Angeles County Public Health Investigation (PHI) is the lead agency responsible for the implementation and enforcement of state and local waste management laws, regulations, and ordinances for the subject site. Files searched by the PHI include permitted facilities (hazardous waste generators, hazardous materials handlers, and medical waste generators), removals, site remediation, records pertaining to illicit dumping and releases, nonpermitted facilities, nonfacility emergency response incidents, and citizen complaints regarding potential health hazards. According to Mr. Wendall Willey the PHI does not have files for the current addresses of the subject property. The PHI maintains a file for 9100 South Norwalk Boulevard, the former subject property address. There were several reports of worker injury and exposure to chemicals, dated 1965 through 1977. The injuries were related to dermal exposure and eye irritation to fumes and paints. An Occupational Disease Investigation Work Sheet in the file stated that hazardous substances used at the site included TCE, Shell kerosene, cutting oils, and soluble oils. No other information was available from review of the PHI files.





6.0 POTENTIAL RECEPTORS

The nearest potential receptor from the subject property is a storm drain inlet located in the southernmost parking lot on the subject property itself. A second nearby storm drain is located on the northeast corner of the intersection of Los Nietos Road and Norwalk Boulevard. These storm drains most likely lead to the San Gabriel River and thence to the Pacific Ocean. At least one active public water system well is located within a one-half-mile radius of the subject property. The subject property does not overlie a U.S. EPA-designated "sole source" aquifer. Two nearby upgradient water wells have been reported as being contaminated with TCE. The source, nature, and extent of this contamination plume are currently unknown. A request for additional information has been submitted to the RWQCB, but has not yet been answered. A summary of the response will be included in the final report.



7.0 CONCLUSIONS

Based on the results of the work performed for this assessment, Fugro draws the following conclusions regarding the subject property.

The subject property is an irregularly-shaped parcel with four concrete tilt-up industrial office/warehouse structures on approximately 11.7 acres of land situated at the northeast corner of Norwalk Boulevard and Los Nietos Road in Santa Fe Springs, California.

The subject property is serviced by municipal sewer. Water and natural gas are supplied by the San Gabriel Valley Water Company and Southern California Gas, respectively. SCE is the supplier of electricity for the area. Four pad-mounted SCE transformers are present on the subject property. According to a representative of SCE, these particular transformers are likely to be no older than the subject property buildings and as such, are unlikely to contain PCBs. SCE would be responsible for the cleanup of spills or leaks from their transformers.

Many of the fluorescent lights on the subject property are inaccessible without a high ladder; however, Fugro was able to view one ballast from the unit addressed as 11929 Los Nietos Road. The ballast was labeled "No PCBs." As a general rule, any ballast not labeled "No PCBs" is presumed to contain them and must be disposed of in accordance with applicable regulations.

A review of the NWI map does not indicate the presence of wetlands associated with the subject property. According to the Flood Insurance Rate Map No. 060158-0001B dated April 15, 1980, the subject property is located within Zone C, an area of minimal flooding.

The aquifer below the subject property has not been designated by the U.S. EPA as a "sole source" aquifer. The depth to ground water has been reported to be approximately 40 feet below ground surface. Based on available ground water contour maps, the general direction of ground water flow beneath the subject property is anticipated to vary between south-southwest to south-southeast.

The history of the subject property, as summarized from prior environmental assessment reports provided to Fugro, is as follows: The first development of the subject property reportedly occurred in approximately 1924 when the California Fishing Tool and Machine Company (California Fishing) was founded on a 2.6 acre portion of the subject property. A firm known as the Fluid Packed Pump Company may also have been onsite at this time. Operations on the subject property occupied three large structures reportedly observable in a 1928 aerial photograph. At least five large above-ground tanks were reported as present on the adjacent property to the east until approximately 1946 when all but one were removed. It was not reported how near these tanks were to the present property line. By approximately 1953, the firm or firms present onsite had expanded by an additional 1.1 acres and added at least three smaller



buildings, which were reported in an aerial photograph from this year. In 1959, National Supply bought the businesses present and acquired an additional eight acres to expand the operation. In the mid-1960s an aerial photograph depicts at least five large structures, which include two machine shops. Building permits were taken out for still more new structures in the early and mid-1980s. Demolition permits for the National Supply buildings as well as the initial building permits for the present subject property buildings were issued in 1988. The present buildings were completed in late 1988 and early 1989.

Fugro personnel reviewed the subject property and adjacent properties for indications of unusual surface and other suspect conditions. No features suggestive of underground tanks or sumps were observed on the subject property. Previous remediation activities discovered five dry wells near the southwest corner of the subject property, two of which may still exist. Soil sampling performed in the vicinity of these wells in the course of earlier assessments, lead the previous consultant, Applied, to conclude that they did not pose an environmental concern. Six other dry wells were located at the north end of the subject property in an area of degraded soil. These dry wells were reportedly excavated along with the soil.

None of the tenants whose spaces were viewed are engaged in manufacturing activities, and while hazardous materials are present, the quantities observed for a site this size are relatively low. The most noteworthy accumulations observed were containers of methyl ethyl ketone, isopropanol, and toluene, among other materials, at Air Cruisers Company, hydraulic oil, motor oil, and paint at JSW Plastics Machinery, and various printing and developing fluids at Advance Business Graphics. Small quantities of paint and cleaners were common in other rental units.

Given the age of the subject property buildings, and with the possible exception of roofing materials, it is unlikely that asbestos-containing building materials (ACBM) have been used at the current development on the subject property. Sampling of the roofs or other materials at the subject property for ACBM was not performed as part of this assessment update.

According to the U.S. EPA publication *EPA's Map of Radon Zones, California*, the subject property falls in a county with a predicted average indoor screening level greater than or equal to 2.0 picoCuries per liter (pCi/L) and less than or equal to 4.0 pCi/L of radon. The U.S. EPA has set a threshold limit of 4.0 pCi/L for radon. Buildings presently onsite are of slab-on-grade construction, are industrial in nature and maintain open doors to allow sufficient air movement through the tenant spaces. As such, the buildings are unlikely to contain radon concentrations in excess of the U.S. EPA guidance level. No sampling for radon was performed for this assessment update.

Given the age of the subject property structures, it is unlikely that lead-based paints and drinking water pipes sweated with lead-containing solder are present on the subject site. Fugro makes no recommendations concerning these unsampled materials.



The subject property has had a history of industrial occupation and hazardous materials use extending back to 1924. During their initial hazard assessment of the site, Applied noted a large number of sumps, pits, clarifiers, tanks, and stained areas. Considerable excavation of contaminated soil was done for the original site remediation. In addition, four underground storage tanks (USTs) were removed from the subject property in 1988. Following removal of additional contaminated soil from the area of one of the USTs, the four UST sites were closed by the Los Angeles County Department of Public Works (LACDPW) in 1990. To Fugro's knowledge, closure for the remainder of the subject property remediation efforts has never been requested nor granted by the regulatory agencies. Based on the nature of the contaminants detected onsite and in the regional area, Fugro cannot assess whether the onsite areas of contamination were adequately remediated or whether the ground water has been impacted by past onsite operations or strictly other offsite operations. Therefore, there is always the possibility that if a regional ground water contamination issue is identified by the regulatory agencies, the subject property could be identified as a PRP and be drawn into a regional assessment and remediation program. Discussions with the RWQCB indicate that this regional issue is of low priority and is not currently being pursued. It is possible that regional cleanup, including subject property participation, could be required at sometime in the future. Several past owners/operators, including the development company, Trammel Crowe, could be identified as onsite PRPs, who might have to share in cleanup costs.

The subject property is located within a large industrial area of the City of Santa Fe Springs. Available information indicates that regional shallow ground water quality has been degraded. Two nearby upgradient water wells have been reported as being contaminated with TCE. The shallow ground water in the subject property area is not used for beneficial purposes. Sampling of the five onsite monitoring wells in 1995 and 1996 has identified the presence of a variety of contaminants, primarily VOCs related to halogenated solvents (including TCE) and metals. However, discussions with RWQCB staff regarding the regional ground water issue have indicated that this issue is of low priority to the RWQCB and is currently not being pursued. It is possible that regional cleanup, including subject property participation, could be required at some time in the future. Subject property participation could include several past owners/operators including the development company Trammel Crowe.

No further action regarding the former onsite USTs was granted in a letter by the LACDPW in February 1990. The other remediation activities conducted at the subject property were, to our knowledge, never reported to the regulatory agencies and, therefore, have never received site closure or NFA status.

On March 29, 1996, Fugro accessed, purged, and sampled the five onsite ground water monitoring wells. The ground water samples collected were chemically analyzed for TPH full fingerprint, VOCs and a 17 metals scan. The laboratory analytical results indicated that TPH was not detected in any of the five samples. The metals detected were present at concentrations which



can be considered to be naturally occurring background except for well MW-4, which exhibited concentrations of cadmium, chromium, nickel, selenium, and silver in excess of the MCL. A variety of VOC compounds, all related to halogenated solvents, were detected in all five ground water samples. The chemicals present: chloroform, 1,2-dichloroethane, 1,1-dichloroethane, cis-1,2-dichloroethene, trans-1,2-dichloroethene, 1,1-dichloroethene, PCE, 1,1,1-trichloroethane, TCE, carbon tetrachloride, and methylene chloride, were present at locations ranging across the subject property and several at concentrations in excess of their established drinking water standard or MCL. The analytical results do not clearly indicate whether or not past operations at the subject property, which included several of the chemicals detected, contributed to the ground water issue.

Regulatory agency databases and other sources were reviewed to identify nearby properties that may have affected the subject property. The sites identified within the prescribed search radii are described below:

- Four generator sites within a one-quarter-mile radius of the subject property are listed on the U.S. EPA RCRIS listing. Inclusion on the RCRIS list does not, in itself, pose an environmental concern. The only site shown as upgradient is the subject property under its former address. The remaining listed sites are located cross- or downgradient of the subject property. None of the entries have violations reported. Accordingly, these generator sites are interpreted as unlikely to environmentally impact the subject property.
- Three treatment, storage or disposal (TSD) sites are listed on the RCRIS list as being within a 1-mile radius of the subject property. One of these sites is located cross- to upgradient of the subject property and has had past violations, the nature of which are unclear. Pending additional file review of this site, an impact to the subject property cannot be ruled out.
- Two U.S. EPA CERCLIS sites are located within a 0.5-mile radius of the subject property. One of these sites is downgradient and not likely to pose an environmental concern to the subject property. Although an impact to the subject property from the remaining site, So Da Chem Company, cannot be ruled out with certainty, given the lack of follow-up work on the part of the U.S. EPA, So Da Chem would appear to be a low-priority site. Given its distance of nearly a half-mile, this site is not interpreted to pose a hazard to the subject property.
- Four inactive landfills are depicted on the Los Angeles County Regional Planning Commission's atlas of major waste systems as being present within a 1-mile radius of the subject property. None of these dumps are upgradient, and the nearest, located near Dice Road and Los Nietos Road, was a former CERCLIS site which was



subsequently flagged "No Further Action." None of these inactive landfills are interpreted to pose an environmental hazard to the subject property.

- Nine Cal-Sites listings are present within a 1-mile radius of the subject property. Four of these are either upgradient or cross- to upgradient. Pending additional file review, an impact to the subject property from one or more of these Cal-Sites facilities cannot be ruled out.
- Thirteen LUSTIS sites are present within a 0.5-mile radius of the subject property. Eight of these are either downgradient or are listed as affecting the local soils only. Fugro conducted file reviews of four out of the five remaining sites with the County of Los Angeles. Information contained in the files indicated the potential for impact to the subject property from these sites to be low. One of the remaining upgradient sites, Pilot Chemical Company, is located approximately 0.4 mile from the subject property and had a release of diesel fuel, which has impacted the ground water. This file has been requested from the RWQCB but Fugro has not yet received permission for review. The information will be reviewed and an opinion given regarding potential for impact to the subject property will be submitted in a supplemental report.
- The RWQCB well investigation program (WIP) list has indicated that two nearby (approximately one-half mile) upgradient wells have been affected with elevated concentrations of TCE. A request for additional information regarding these wells has been forwarded to the RWQCB but a response has not yet been received. A summary of the response will be included in the final report.

8.0 RECOMMENDATIONS

Based on our experience and the research performed for this assessment, Fugro makes the following recommendation regarding the subject property:

- Hazardous materials are in use on the subject property. Whenever such materials are present there is always the possibility of a spill. However, Fugro did not observe conditions which would suggest that these materials are not being used and disposed as designed. Nonetheless, Fugro would recommend some improvement to the housekeeping at JSW Plastics Machinery, including a review of whether or not the local fire department requires secondary containment for the drums. Fugro also recommends that chemicals which are not in use, such as those observed at Advance Business Graphics, be disposed in accordance with applicable regulations.
- It is possible that residual contamination exists on the subject property. This may or may not be corroborated by high TRPH readings detected by SEACOR in shallow soil samples collected in 1994. The analytical results from the Fugro sampling of the five onsite ground water monitoring wells contained both metals and VOCs in excess of regulatory action levels. The results of all ground water sampling from the five monitoring wells conducted by others prior to Fugro's sampling in March 1996 should be obtained for comparison purposes. It is possible that additional soil and ground water assessment will be required at the subject property to evaluate whether site soils have in fact been adequately remediated and whether past operations at the subject property have impacted the ground water.

9.0 SERVICE CONSTRAINTS

Much of the information provided in this report is based upon telephone interviews and research of available documents, records, and maps held by the appropriate government and private agencies. This information is, therefore, subject to the limitations of historical documentation, availability and accuracy of pertinent records, and the personal recollection of those persons contacted. Unless otherwise indicated, any site drawing provided within this report is not meant to be an accurate engineering drawing, but is used to present the general, relative locations of features of interest on and surrounding the site.

Where no subsurface testing was conducted, Fugro makes no certification or representation relative to soil or ground water quality.

The interpretations and opinions provided in this report are based on governmental regulations and policies in effect at the time of preparation of the report. Future changes in regulatory policy may render these opinions obsolete or otherwise invalid. Fugro should be consulted regarding validity of conclusions and opinions before any use is made of this report outside of the time frame or purpose of its preparation.

This assessment update is intended to detect releases of oil or hazardous materials to the environment. It is not intended to be a complete environmental audit or industrial hygiene survey, which would ascertain compliance with federal and state regulations other than those explicitly stated. Unless otherwise noted herein, this assessment did not include an evaluation of the presence of asbestos, lead paint, lead water nor radioactive or infectious materials.



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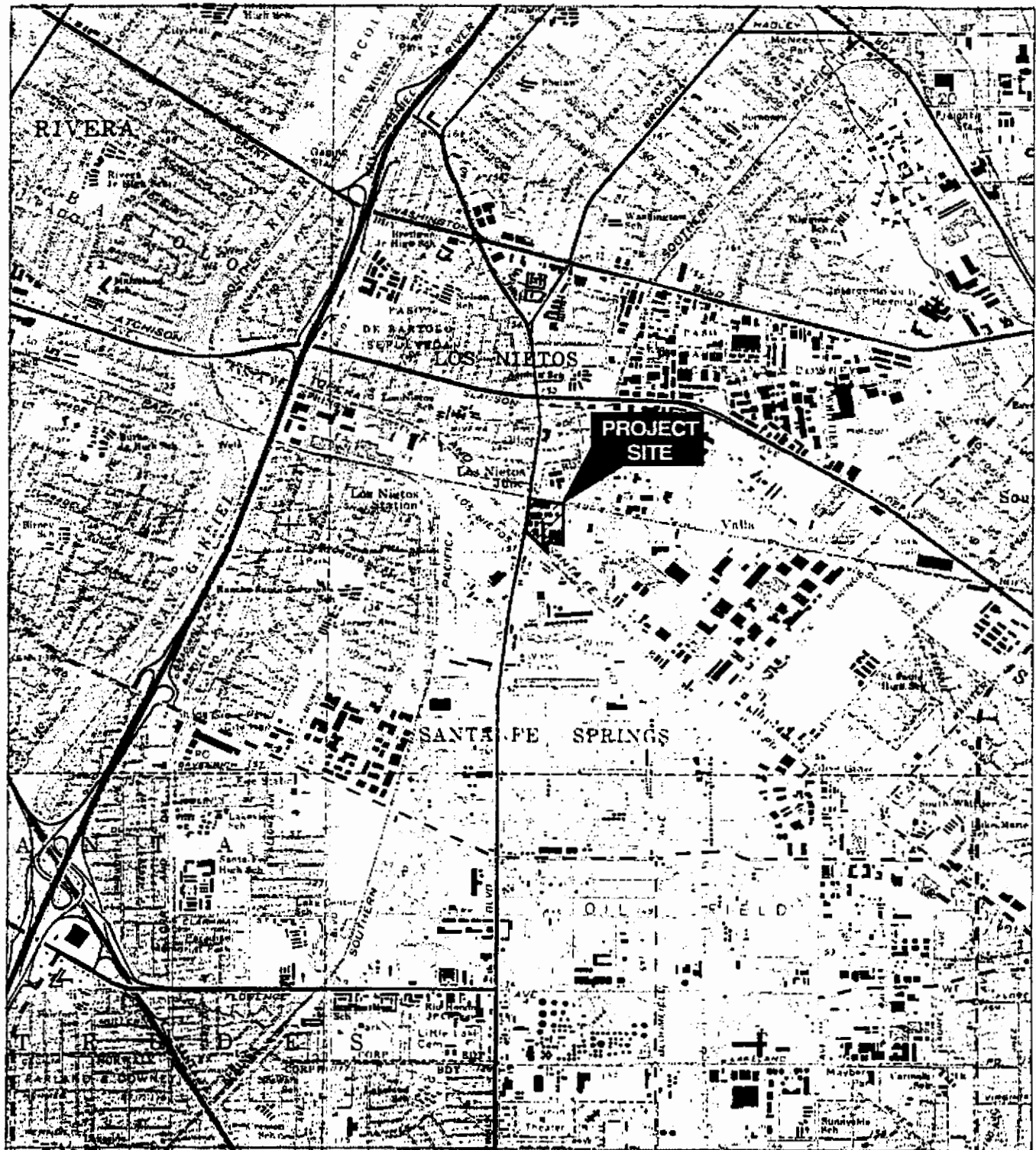
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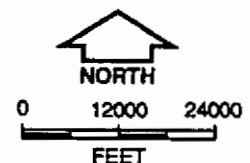
PLATES

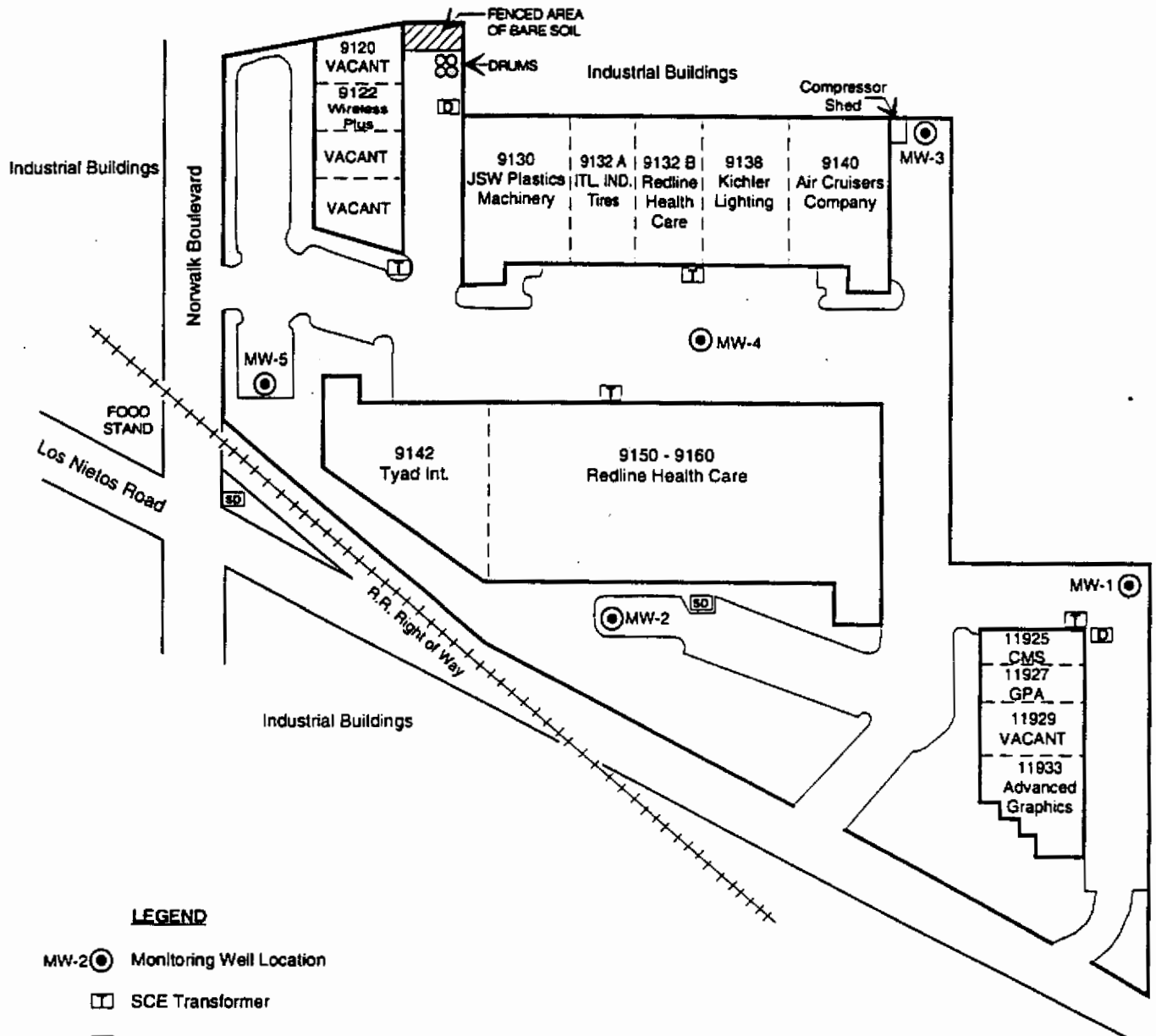


BASE MAP: USGS 7.5' Quadrangle, Whittier, California (photorevised 1981)

SITE LOCATION MAP

Los Nietos Business Center
9120 - 9160 S. Norwalk Boulevard
11925 - 11933 E. Los Nietos Road
Santa Fe Springs, California





LEGEND

MW-2 (●) Monitoring Well Location

(□) SCE Transformer

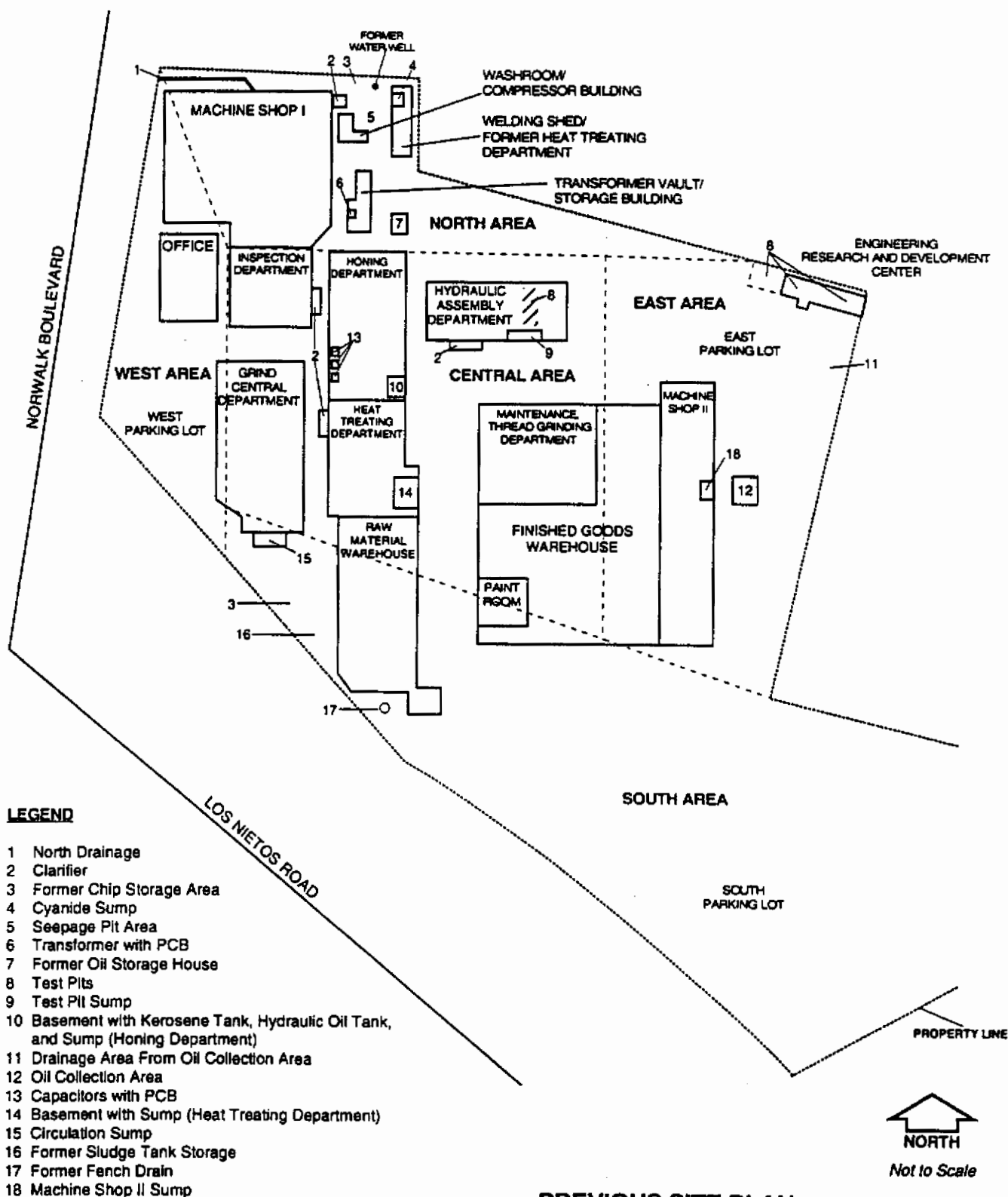
(□) Dumpster Enclosure

(SD) Storm Drain

Source: Trammel Crow Company

CURRENT SITE PLAN
Los Nietos Business Center
9120 - 9160 S. Norwalk Boulevard
11925 - 11933 E. Los Nietos Road
Santa Fe Springs, California





**APPENDIX A
SITE PHOTOGRAPHS**



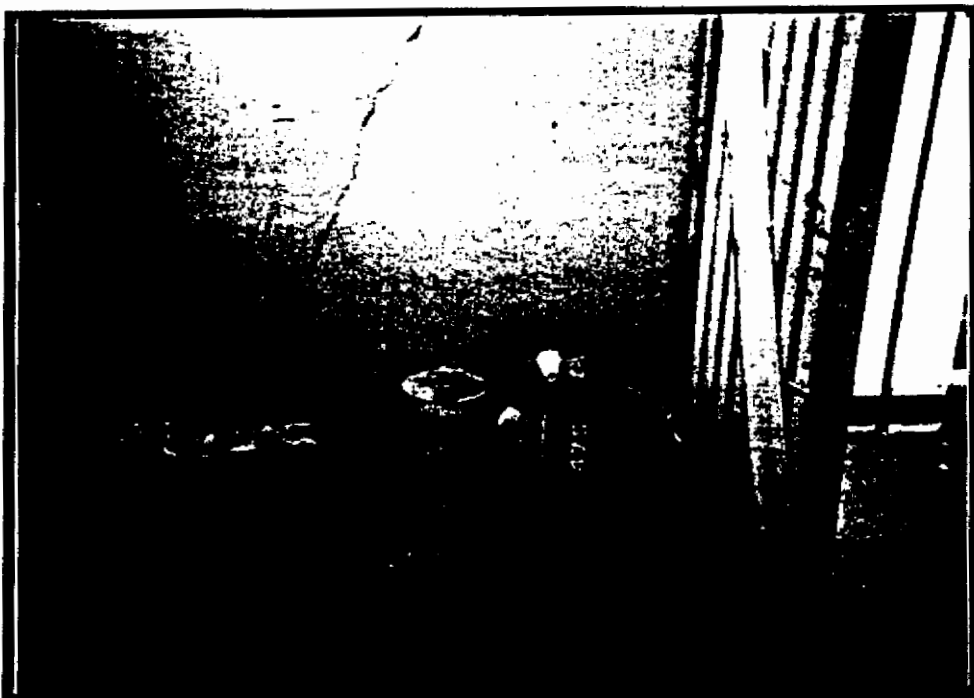
PHOTOGRAPH NO. 1 - Typical site exterior, view of 9160 facing north.



PHOTOGRAPH NO. 2 - Site exterior along south side of 9160.
Note onsite storm drain.



PHOTOGRAPH NO. 3 - Compressor shed; exterior of Air Cruisers.



PHOTOGRAPH NO. 4 - Two 5-gallon containers observed in the western dumpster enclosure.



PHOTOGRAPH NO. 5 - Fenced area of bare soil and weeds reportedly formerly used for vapor extraction operations.



PHOTOGRAPH NO. 6 - Drums outside of vapor extraction area. Drums are unlabeled as to contents.

APPENDIX B
CORRESPONDENCE AND NOTES



MARK FINUCANE, Director

**PUBLIC HEALTH PROGRAMS AND SERVICES
COMMUNITY HEALTH SERVICES
PUBLIC HEALTH INVESTIGATION**
5555 Ferguson Drive, Suite 120-04
Commerce, California 90022
(213) 890-7806
FAX: (213) 728-0217

BOARD OF SUPERVISORS

Gloria Molina
First District
Yvonne Brathwaite Burke
Second District
Zev Yaroslavsky
Third District
Deane Dana
Fourth District
Michael D. Antonovich
Fifth District

RECEIVED

MAY 01 1996

FUGRO WEST, INC.

April 26, 1996

Fugro West Inc.
315 Arden Ave., Suite 24
Glendale, CA 91203

Attn: Steve W. Anderson

Re: 9100 South Norwalk Blvd., Santa Fe Springs, CA 90670.

I have enclosed a copy of the records you requested.

Thank you for your patronage.

Sincerely yours,

Wendall Willey, Deputy Health Officer
Public Health Investigation
Hazardous Material Control Program

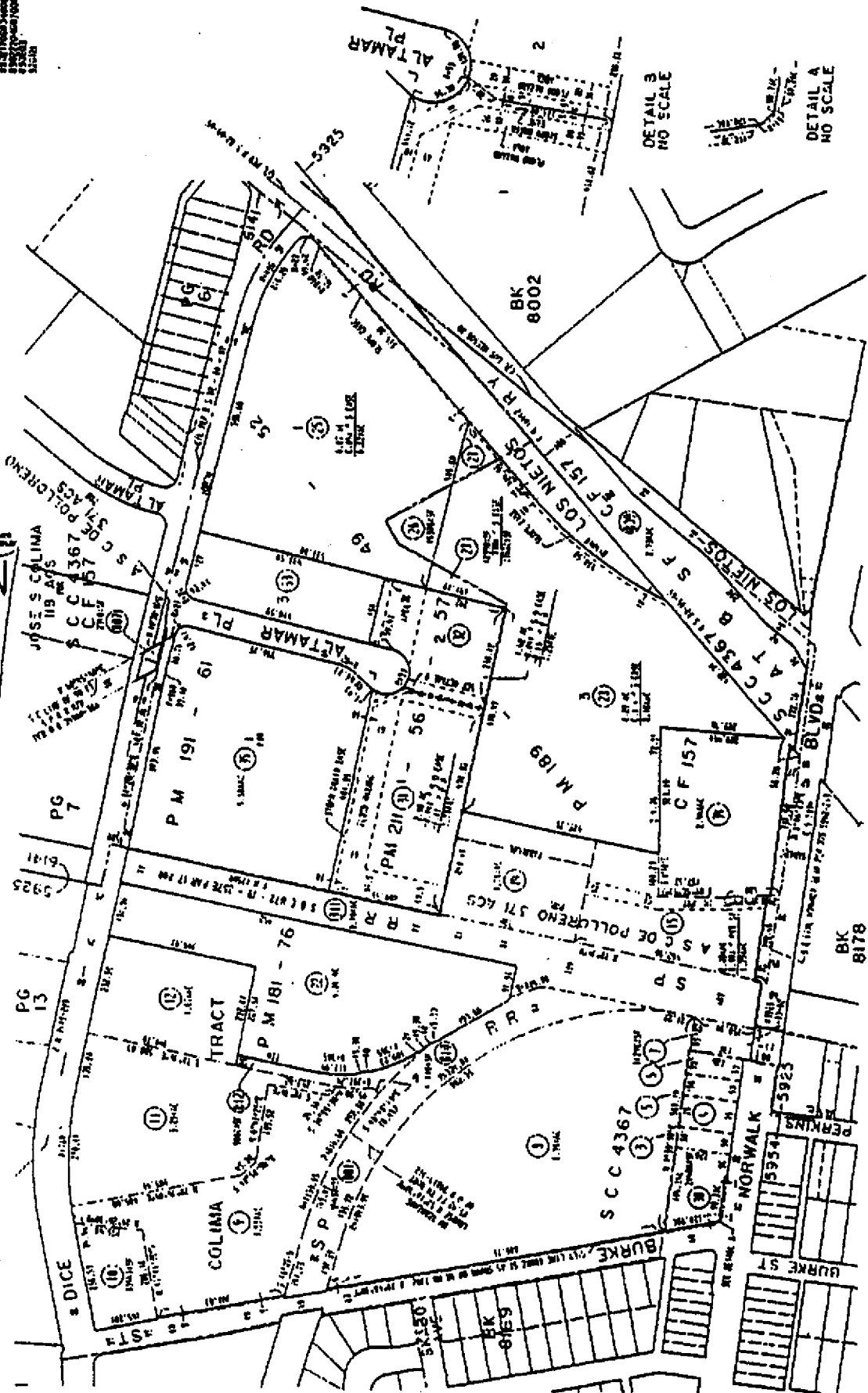
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OFFICE OF ASSESSOR
 COUNTY OF LOS ANGELES

TRA 6141
 5922
 5923
 P.A. 9168-1.2.34

168



APR 1 1968

TELEPHONE CONVERSATION RECORD



Date: 96-48-0141
 Person (called, calling): Mr. Partap Singh
 Time: 4:20
 Presenting: DHS - Office of Drinking Water
 City:
 Subject: Tel. No.: (613) 580-5723

Topics Discussed:

SFSpr = System 1910245

No Record of 02S/11W 30 Q 01 S

active or inactive maybe different system?

Well 02S/11W 30 R03 S

is active.

Signature:

Circulate:

to:

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

PUBLIC RECORDS UNIT

RECEIVED

APR 1 1996

FUGRO WEST, INC.

Acknowledgement Letter

03/27/96

**STEVE ANDERSON
FUGRO WEST
315 ARDEN AVE., SUITE 24
GLENDALE, CA 91203**

**Re: Request for Records
Control #: 0396243
Request: PERMITS, NOTICES OF VIOLATION & AB 2588 (TOXICS) HRA FOR
LOS NIETOS BUSINESS CENTER LOCATED AT 9120-9160 S. NORWALK
BLVD; 11925-11933 E. LOS NIETOS ROAD, SANTA FE SPRINGS, CA
90670**

Your request for records has been received by the Public Records Unit of the District Prosecutor's Office and has been assigned a control number, as indicated above.

Your request is currently being processed. You will hear from us by 04/26/96 regarding the status of your request. If your records are ready at that time you will also receive an invoice for the cost incurred in filling your request. Upon receipt of your payment, the records will be mailed to you.

Should you have any questions or need additional information concerning this letter, please contact the Public Records Unit at (909) 396-3700 between the hours of 9:00 a.m. to 4:00 p.m. Tuesday through Friday.

Don Smith x2969

**For: Raul Gutierrez
Manager**

**SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
PUBLIC RECORDS UNIT**

04/04/96

**STEVE ANDERSON
FUGRO WEST
315 ARDEN AVE., SUITE 24
GLENDALE, CA 91203**

RECEIVED

APR 08 1996

FUGRO WEST, INC.

**Re: Request for Records
Control #: 0396243
Request: PERMITS, NOTICES OF VIOLATION & AB 2588 (TOXICS) HRA FOR
LOS NIETOS BUSINESS CENTER LOCATED AT 9120-9160 S.
NORWALK BLVD; 11925-11933 E. LOS NIETOS ROAD, SANTA FE
SPRINGS, CA 90670**

Your request for records has been received by the Public Records Unit of the District
Prosecutor's Office and has been assigned a control number, as indicated above.

THERE WERE NO RECORDS FOUND FOR THE REQUESTED SITES.

Should you have any questions or need additional information concerning this letter, please
contact the Public Records Unit at (909) 396-3700 between the hours of 9:00 a.m. to 4:00
p.m. Tuesday through Friday.

Don Smith x2969

For: Raul Gutierrez
Manager



MARK FINUCANE, Director

**PUBLIC HEALTH PROGRAMS AND SERVICES
COMMUNITY HEALTH SERVICES
PUBLIC HEALTH INVESTIGATION**
5555 Ferguson Drive, Suite 120-04
Commerce, California 90022
(213) 890-7806
FAX: (213) 728-0217

BOARD OF SUPERVISORS

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Fifth District

April 9, 1996

Fugro West, Inc.
315 Arden Avenue, Suite 24
Glendale, CA 91203

Attn.: Steve W. Anderson

Re: 11925-11933 E. Los Nietos Road, Santa Fe Springs, CA 90670

I, the undersigned, being the Custodian or Keeper of Records, certify that a thorough search of our files carried out under my direction and control, revealed no records as named in your request for records.

It is to be understood that this does not mean that records do not exist under another spelling, another name, or another classification, but that with the information furnished our office, and to the best of our knowledge, no such records exist in our files.

If you have any questions regarding your request, please contact me at (213) 890-7806.

Very truly yours,

Wendall Willey, Deputy Health Officer
Public Health Investigation
Hazardous Material Control Program

mg

H-360-96

Division of Industrial Hygiene, Los Angeles County Health Department

Industrial Plant Record and Report of Plant Service

Name of Plant: Los Angeles City of National Supply Steel
 Address: 2125 S. Main St. Los Angeles, Calif.
 Requested by: Mr. D. Connection with plant: Yes
 Request Date: 5/24/65 Requested by: telephone letter
 Referred by: Office Consultation: Referred to: Date:
 Nature of Request:

Field Contact: 7/20/65 Made by: W.B. Activity Code: 308 Service Code: 231
 Work Codes: 600 No. Samples Collected: No. Determinations Made:
 Letter Written: Yes Recommendations Made: No. Type

Details of Service Given: See Summary

Previously Made Recommendations Complied With:

Industry or Product: Defense Ordnance Personnel
 No. of males: 260 No. of females: Hours of shift work:
 Officials contacted and their titles: Devere, D. J., Jr.

1. Air Sampling
2. Noise Sampling
3. Dust Sampling
4. Gas Sampling
5. Biological Sampling
6. Other Sampling
7. Hygiene
8. Medical
9. Training
10. Other
11. No hazard

FX-6: Personal Privacy

2000 lbs. or in ship

Black oxide is exhausted - locally

vapor degreaser - limited use.

had been using same oil till
he broke out in rash.

now has changed oil & no
longer bothered by rash

other dept - heat treat.

grinding dept

machine shop -

Wednesday 10:30 -
J. H. McLeod - works mfg.

J. R. Sullivan - personal mfg.

Shop.

Cutting fluid

do other do some
type of work.
machine shop dept.

Quaker Chemical Co - PM.
Keweenaw oil.
no protective creams

oil on parts

no solvents used in shop

heat treatment

heat treatment -
in chloroform - degreaser

1 hr day -

PLANT NUMBER PROJECT NUMBER DISTRICT
 4792 911

REPORT OF ACTIVITIES
 Occupational Health
 COUNTY OF LOS ANGELES HEALTH DEPARTMENT

FOLLOW-UP DATE
 MONTH DAY YEAR

PLANT NAME: Fluo Packed Rings Div Arisco Steel Corp. PLANT ADDRESS: 9100 S. Norwalk Blvd Sparks
 PLANT PHONE: 699-0931 TYPE OF OPERATION: info of pumps
 TO: J.M. McFadden TITLE: WORKS MGR PERSON INTERVIEWED: R. Sullivan TITLE: PERSONNEL MGR
 DATE OF FIELD: 11/16/68 WORKERS EMPLOYED: 200 WORKERS AT RISK: 200
 TYPE OF EMPLOYEE RENDERING SERVICE (check one): None Basic Home Emergency Other

TYPE OF SERVICE RENDERED		CIRCLE APPROPRIATE ITEM (ONE ONLY)		Enter number in appropriate box.		CIRCLE APPROPRIATE ITEM (ONE ONLY)		
TYPE OF SERVICE RENDERED	Recommendations Made	01	Atmospheric Contaminant	1	NUMBER OF DETERMINATIONS	SAMPLES COLLECTED	Extension	01
	Industrial Hygiene Survey	02	Industrial Sanitation	2			Refer	02
	Technical Study of Hazards	03	Ordinance Compliance	3			Continue Study	03
	Advisory Consultation	04	Report	4			Study to be made	04
	Follow-up on Recommendations	05	Gases	1	Office Hearing	05		
	Plans reviewed	06	Ventilation	2	Court Hearing	06		
	Promotion of Plans	07	Dusts	3	CA/DA Hearing	07		
	Occ. Disease Investigation	08	Vapors	4	Phone Requests	08		
	Tech. Investigation - Air Pollution	09	Physical Factor	5	Abate	09		
	Tech. Investigation - Non Air Poll.	10	Maintenance	1	Worker Number	22	Close	10
Chemical Analysis	01	Calibration	2	S.I.C. CODE	3490	Assist	11	
Calibration	02	Dust Count	3					
Maintenance	03							

(Enter number in appropriate box)
 Disease - Hazard Code
 DISEASE-1 HAZARD-2

Physical Factors - Nature & Control

Toxic Substances	Nature of Control or Study Indicated
Trichloroethylene - degreaser	Use only 30 min (day)
Shell Kerosene	Limited use
Cutting oils	
Soluble oils	

Remarks
Machining steel parts - > clean - > heat treat -
Assemble -

CONTINUE ON REVERSE

EMPLOYEE'S SIGNATURE: C. Camanoto SUPERVISOR'S SIGNATURE: RO

H-1104 8-21-68

FX-6: Personal Privacy



APPENDIX C
DATABASE INFORMATION



Environmental Disclosure Report

a product of NATEC Environmental Reporting Services, Ltd.
7441 Anaconda Ave. • Garden Grove, CA 92641 • 800/969-3228 • 714/894-7577 • 714/373-1768 (FAX)

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